Updated

Single Family Residence Design Guidelines

City of Santa Barbara

4/06

DRAFT

ADOPTED BY SANTA BARBARA CITY COUNCIL IN 2006

Available at the Community Development Department,
630 Garden Street, Santa Barbara, California, (805) 564-5470 or www.SantaBarbaraCA.gov

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References/Acknowledgements

City of Carpinteria, California: *Residential Design Guidelines*

City of Del Mar, California

City of Los Altos, California: *Single-Family Residential Design Guidelines, New Homes and Remodels*

City of Pacific Grove, California: *Architectural Review Guidelines*

City of Palo Alto, California: *Single Family Individual Review Guidelines*

City of Rancho Palos Verdes, California: *Neighborhood Compatibility Handbook*

City of Redondo Beach, California: *Residential Design Guidelines*

City of San Jose, California

City of San Luis Obispo, California: *Community Design Guidelines*

City of San Mateo, California

City of Sunnyvale, California

City of Toronto, Canada: *Toronto Bike Plan, Chapter 9: Bicycle Parking*

City of Ventura, California

Council for Excellence in Government: *Tips and Tricks for Managing Conflict with Comfort*

County of San Luis Obispo, California: *Design Guidelines*

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League of American Bicyclists: *Better Bicycling Fact Sheet: Bicycle Parking and Storage*

Mahan, Bill: *A Comparative Analysis of Three Story Buildings*

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Town of Tiburon, California: *Design Guidelines for Hillside Dwellings*

Table of Contents

Supplemental Information

Includes additional information and descriptions single family home development.

Introduction

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Introduction

According to the City of Santa Barbara General Plan, "Santa Barbara has, as its primary… [goal], the provision of a particularly desirable living environment." Single-family homes have long contributed to the character of many neighborhoods in the City. Homes with high-quality designs that are compatible with the surrounding neighborhood, preserve the City's visual resources and promote long-term sustainability contribute to a desirable living environment.

Infill Within Neighborhoods

Changes in the various neighborhoods throughout the City have consistently raised quality-of-life concerns in recent years. New and remodeled houses can maintain a desirable living environment when they:

- have an appropriate volume, bulk, and scale
- have a size that is not significantly larger than the immediate neighborhood
- use materials and designs that are compatible with their surroundings
- do not invade the privacy of surrounding properties
- are sited such that they do not block light and views for other existing homes

Hillside Neighborhoods

The City's hillsides are a unique resource and pose additional design considerations. The Conservation Element of the General Plan states that "hillside developments provide vistas for residents who inhabit those structures. Yet, residential developments render hillsides less natural as topography and vegetation are modified." Appropriately designed residential development in hillside areas avoids the threats to visual resources recognized by the Conservation Element. These threats include:

- excessive grading
- view blockage by new structures or overly tall planted trees and hedges
- ridgeline development
- the loss of important trees

As with infill neighborhoods, issues of volume, bulk, scale, materials, privacy and light blockage are important as well. Use of natural materials that blend with the surrounding environment can also be important in some hillside sites.

Neighborhood Compatibility

Homes are built or remodeled in order to suit the changing needs and lifestyles of new and existing residents. Neighborhood character will gradually change over time as well. When a change is made in an established neighborhood, it is essential to properly balance that change with a respect for the unique features and characteristics of surrounding properties, thereby ensuring continued enjoyment of the City's quality of life. This is the concept of neighborhood compatibility. Homes are more likely to be compatible when their volume and bulk are at an appropriate scale with their neighbors.

SUSTAINABILITY

Good design can help ensure that meeting the needs of the current generation does not compromise the ability of future generations to meet their needs. This is the "sustainability" concept. It is important that neighborhoods change in a way that promotes the long-term economic, environmental and social sustainability of the City. Homes help contribute to sustainability when they are at a size that is compatible with the surrounding neighborhood. Smaller, well designed homes are often more sustainable because they tend to:

- require fewer natural resources in construction
- consume less electricity and natural gas
- require less grading, which contributes to soil erosion
- provide more affordable housing opportunities

For more information about the City's Green Building incentives program, see the Supplemental Information Section of this document.

DESIGN REVIEW

The City Charter gives direction that the Architectural Board of Review (ABR) must consider "…the preservation and protection as nearly as practicable of the natural charm and beauty of the area in which the City is located and the historical style, qualities and characteristics of the buildings, structures and architectural features associated with and established by its long, illustrious and distinguished past." The ABR Guidelines ensure high design standards are maintained in development and construction.

Within the landmark districts, design review is handled primarily by the Historic Landmarks Commission (HLC), which reviews designs for consistency with the architectural styles allowed within the districts. See El Pueblo Viejo District Guidelines for more information.

City Staff reviews designs for adherence to the City's Municipal Code and relevant guidelines. Staff forwards designs to the ABR or HLC for further review if required by the Municipal Code.

PURPOSE

The Guidelines are primarily a guide for the homeowner, architect, developer and builder who are designing new single-family homes or remodeling existing houses. These Guidelines are intended to help design homes that are compatible with the surrounding neighborhood, preserve visual resources and promote sustainability. The Guidelines help homeowners design projects that are compatible in both size and design. While Floor to Lot Area Ratio (FAR) regulations inform homeowners of the maximum allowed home size, homes designed smaller than the maximum FAR can still be incompatible, depending on design. Therefore, design is just as important as size.

These Guidelines also provide a framework for the design review process and a foundation for evaluation by the public, City staff, ABR, Planning Commission and City Council. The design policies and implementation techniques set forth in these Guidelines are not meant to discourage unique and inventive design solutions; they serve as the guide for decision makers to make the necessary findings for their design-related decisions. (See Findings section.)

A Guide to the Design Review Process

Which Projects Require Design Review

Most single family home projects are referred to Design Review through the Neighborhood Preservation Ordinance. Following is a summary of single family home projects subject to Design Review. The projects are organized by a general indication of what level of Design Review the project might receive. For more details, see the ABR Guidelines and Zoning Ordinance.

Administrative Review or Greater

Infill & Hillside:

- Project is two-stories and/or over 17'
- Project property is in Mission Area Special Design District or Historic/Special Design District.
- Project proposed siting of a moved home or manufactured home. (Manufactured homes receive only a limited review per State law.)
- One-story home over 4,000 square feet

Hillside Design District:

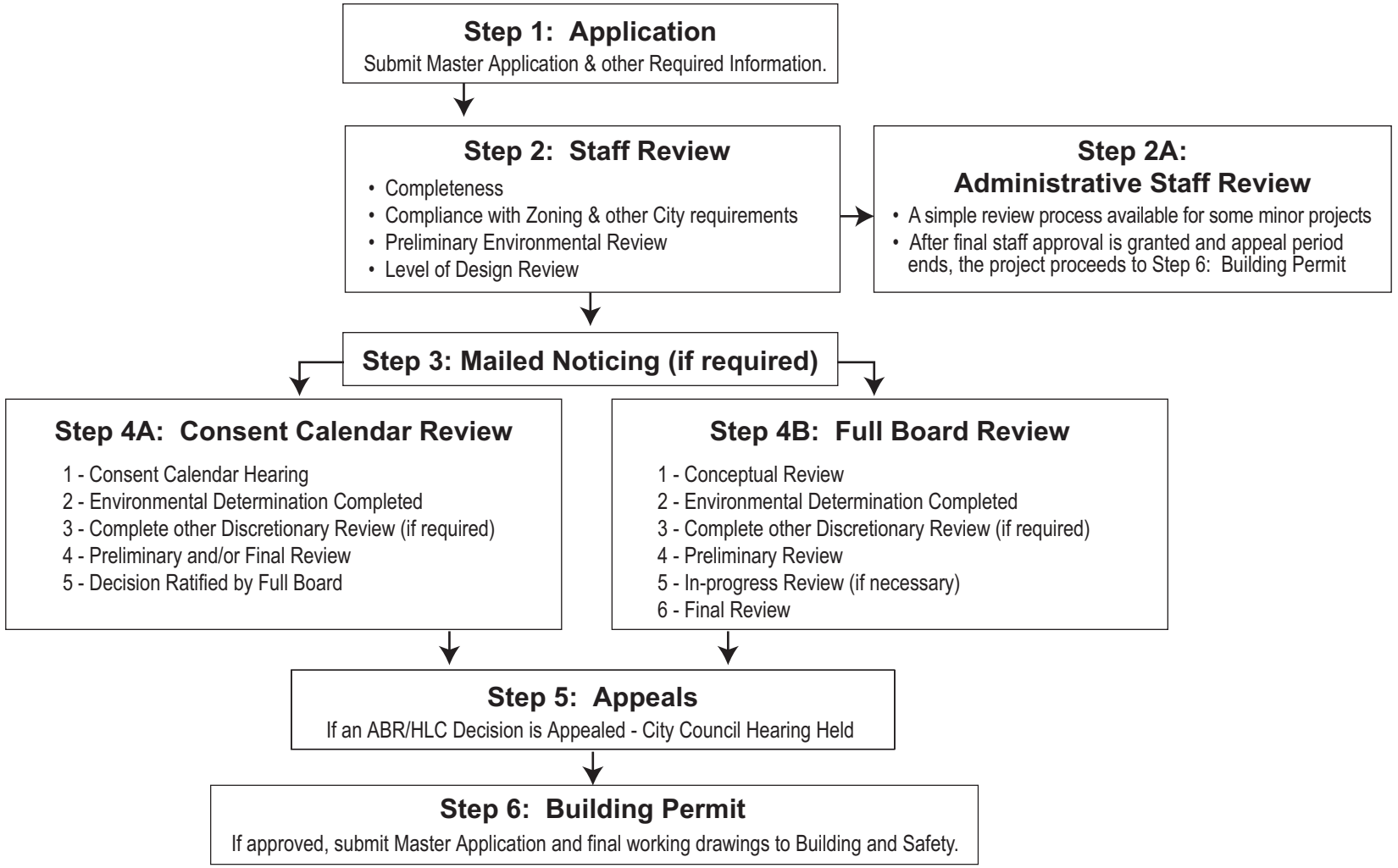
- Project property slope is over 20%
- Project proposes more than 250 cubic yards of grading outside of the main building footprint
- Project proposes roofing, landscaping wall or a terracing wall which requires a building permit.

Consent Calendar or Greater

Infill & Hillside:

- Project proposed Floor to Lot Area Ratio (FAR) is over 85% of the maximum required or guideline FAR for the project lot size.
- Project proposes an upper story deck or balcony over 20 square feet.
- The project property underwent Design Review within the previous two years.

City of Santa Barbara
Architectural Board of Review (ABR) and Historic Landmarks Commission (HLC)
Design Review Process Flow Chart



DESIGN REVIEW SUBMITTAL CHECKLIST

(See ABR Guidelines & Planning Counter Design Review Submittal Requirements Handout for Details)

Architectural Board of Review Submittal Checklist		
CONCEPT REVIEW	Required	Master Application & Submittal Fee - (Location: 630 Garden Street) Photographs - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board. Plans - three sets of folded plans are required at the time of submittal & each time plans are revised. Vicinity Map and Project Statistics Forms - (Include on first sheet) Site Plan - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures. Exterior elevations - showing existing & proposed grading where applicable. 20 Closest Homes Available Data – If the project proposal is over 85% of the maximum allowed or recommended FAR. Story Pole Plan – If Story Poles are required for the project.
	Suggested	Site Sections - showing the relationship of the proposed building & grading where applicable. Plans - floor, roof, etc. Rough sketches are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.
PRELIMINARY REVIEW	Required	Same as above with the following additions: Plans - floor, roof, etc. Site Sections - showing the relationship of the proposed building & grading where applicable. Preliminary Landscape Plans - required for commercial & multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.
	Suggested	Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. Exterior Details - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.
FINAL & CONSENT	Required	Same as above with the following additions: Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. Cut Sheets - exterior light fixtures and accessories where applicable. Exterior Details - windows, doors, eaves, railings, chimney caps, flashing, etc. Final Landscape Plans - landscape construction documents including planting & irrigation plan. Consultant/Engineer Plans - electrical, mechanical, structural, & plumbing where applicable.

Neighborhood Preservation Ordinance Findings

All Neighborhood Preservation Ordinance projects subject to review and approval by the Architectural Board of Review must be consistent with the following set of findings.

Infill and Hillside Findings

1. **Consistency & Appearance:** The proposed development will be consistent with the scenic character of the City and will enhance the appearance of the neighborhood.
2. **Compatibility:** The proposed development will be compatible with the neighborhood, and its size, bulk, and scale is appropriate to the site and neighborhood.
3. **Quality Architecture & Materials:** The development, including proposed structures and grading, is designed with quality architectural details and quality materials. Proposed materials and colors will maintain the natural appearance of the ridgeline or hillside.
4. **Trees:** The proposed project will not remove or significantly impact any designated Specimen, Historic and Landmark trees. Also, the proposed project, to the maximum extent feasible, preserves and protects healthy, non-invasive mature trees with a minimum trunk diameter of four inches (4") measured four feet (4') above natural grade. The project includes a plan to mitigate the impact of the removal of any healthy, non-invasive mature tree with a diameter of four inches (4") or more at four feet (4') above natural grade in compliance with applicable tree replacement ratios.
5. **Health, Safety and Welfare:** The public health, safety and welfare will be protected.
6. **Good Neighbor Guidelines:** The project generally complies with applicable privacy, landscaping, noise, and lighting Good Neighbor Guidelines.
7. **Public Views:** The development, including proposed structures and grading, will preserve any existing significant public scenic views of and from the hillside.

Hillside Design District Additional Findings

8. **Appropriate Grading & Natural Topography Protection:** The development, including proposed structures and grading, is appropriate to the site, is designed to avoid visible scarring, and will not significantly modify the natural topography of the site or the natural appearance of any ridgeline or hillside.
9. **Appropriate Development Scale:** The development, including proposed structures and grading, will maintain a scale and form which blends with the hillside area by minimizing the visual appearance of structure(s) and the overall height of structure(s).

Compatibility Principles

Compatibility Principles

What is a "Neighborhood"?

People think of their "neighborhood" in different ways. There are larger neighborhoods, or areas of the City. There are also smaller, immediate neighborhoods. The Neighborhood Preservation Ordinance requires homes to be "compatible with their neighborhood." To determine compatibility, the Architectural Board of Review will generally refer to the "Neighborhood Study Area" defined below. Reference to a Neighborhood Study Area allows the ABR to efficiently review homes for compatibility and more consistently ensure proposed projects are compatible with their neighborhood. The following are three levels of "neighborhood" recognized by the ABR.

General Plan Neighborhood: Neighborhoods as delineated in the Land Use Element of the City's General Plan (see next page).

Immediate Neighborhood: Generally, an area smaller than a General Plan neighborhood that has a combination of the following characteristics in common:

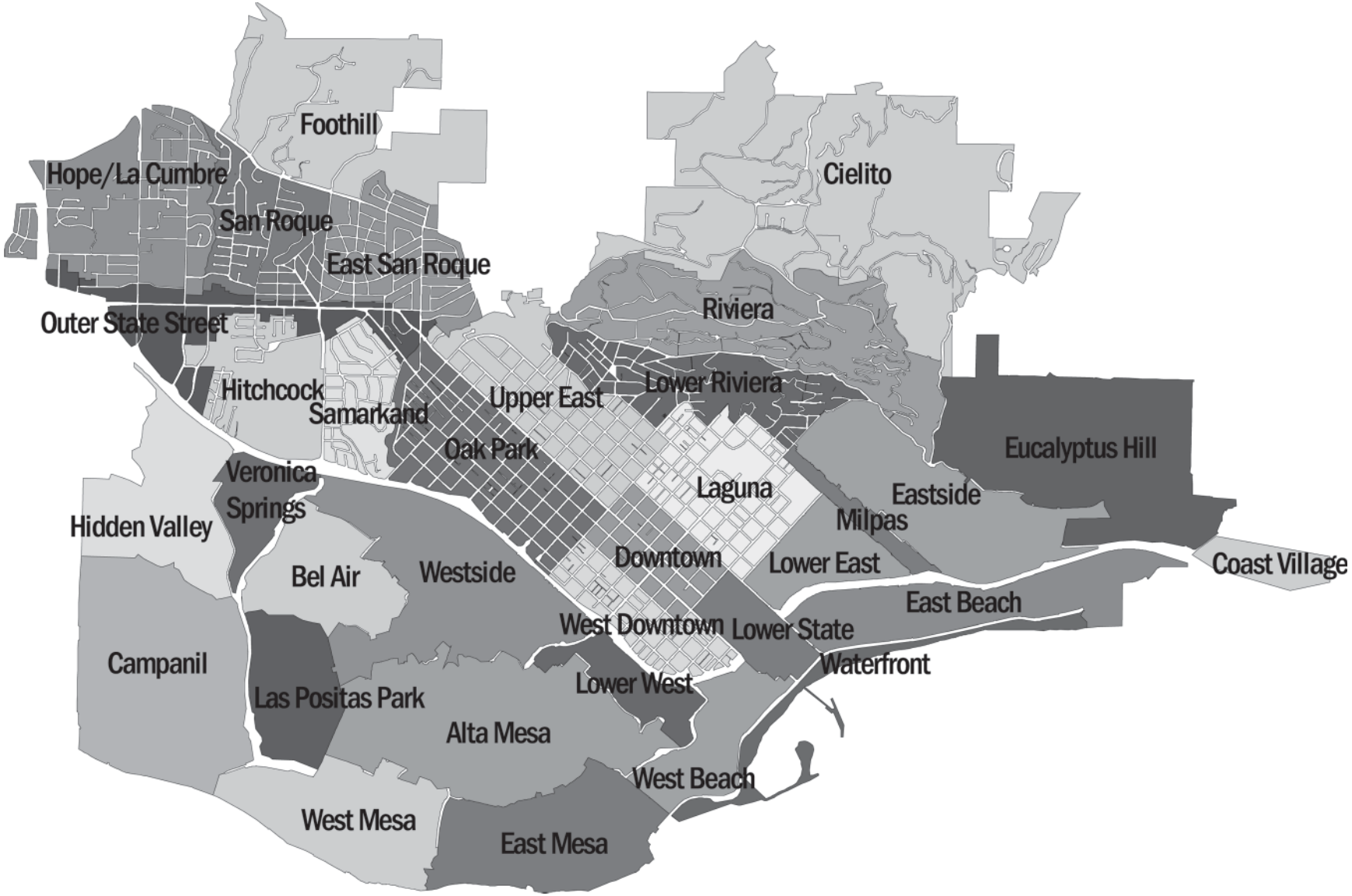
- Similar zoning
- Properties built as part of the same original subdivision
- Common access routes
- Walkable radius (10 to 15 minutes; usually .25 mile)
- Similar architectural styles
- Similar tree and landscaping patterns
- Main streets, bridges, or railroad corridors as a boundary

Also, it should be noted that highly visible properties, such as those in hillside areas, can have an impact beyond their immediate neighborhood.

Neighborhood Study Area: The twenty (20) closest parcels to a proposed project (see example below). Additional parcels may be considered in making a compatibility determination depending on the predominant streetscape, patterns of development, or parcel sizes.

Neighborhood Study Area: 20 Closest Homes Example

GENERAL PLAN NEIGHBORHOODS



VOLUME, BULK, MASSING AND SCALE

Volume: A building's quantitative three-dimensional measurement of the building's height, width and depth combined.

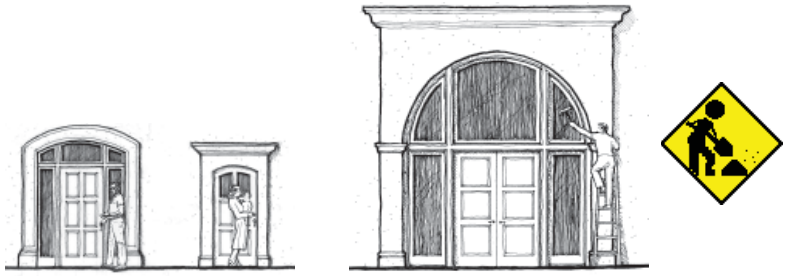
Bulk: The qualitative readily visible composition and perceived shape of a structure's volumes. Bulk is affected by variations in height, setbacks and stepbacks of upper stories.

Massing: The arrangement of the building's bulk, including relative openness and solidity.

Scale: Building elements and details as they proportionally relate to each other and to humans. [Note: Scale comparison to other buildings is considered through the words "compatibility" and "neighborhood."]

VOLUME VS. BULK

Volume is a structure's quantitative measurement of height, width and depth. Floor to Lot Area Ratios, explained in the next section,



Door openings (areas containing the door, frame, side lites, fan windows, transom, and any recessed or significant feature associated with the door) designed for a human scale should not exceed a width of 8' or a height of 12'.

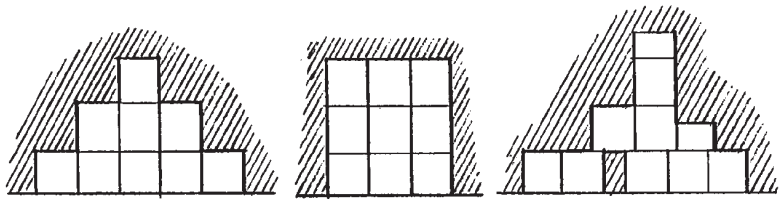


Fig. A Fig. B Fig. C

provide a rough estimate of volume, or "size". Bulk, on the other hand, is the qualitative readily visible composition and perceived shape of the structure's volume, i.e. the design of its architectural composition, shape and scale, including stepbacks and setbacks. For example, imagine the nine squares in Figures A through C are actually three-dimensional cubes. The nine squares in Figure B appear bulkier than Figure A even though Figure A is wider. Figure B also appears bulkier than Figure C, even though Figure C is both higher and wider than Figure B.

SCALE

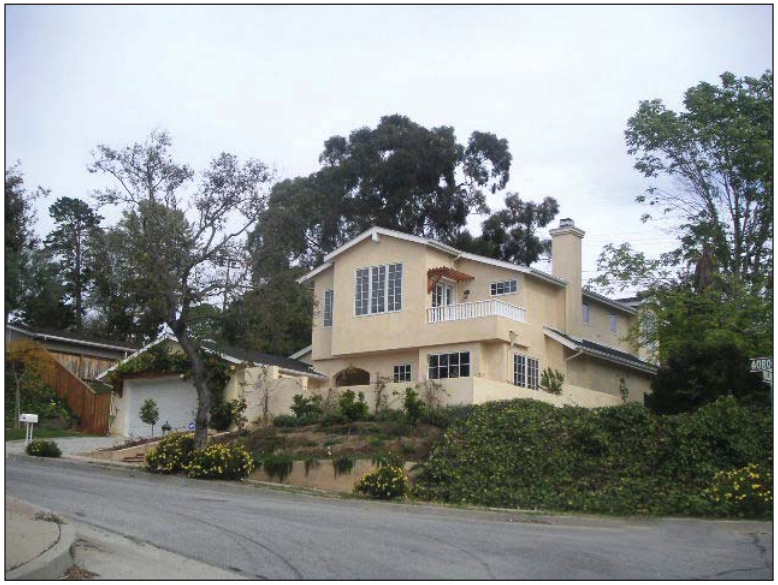
In architectural design, scale is the proportions of a building or its parts, with reference to a definitive unit of measure. For the architecture of most of Santa Barbara's Infill neighborhoods, the definite unit of measure is the height of a human being. This is why we use the term "human scale". A common problem with larger homes is that the architectural elements of a building such as doors, windows, archways, and towers must be in proportion to the overall size of the building to fit the building as a whole. As a building gets bigger, its elements may need to get bigger as well. When this happens, human scale can be lost. This can lead to neighborhood incompatibility because much of Santa Barbara's residential neighborhoods' character is derived from charming human scale development patterns.

Volume

The home above has significantly less volume than the home below.

Bulk

Although these homes have very similar square footages, the picture below may appear "bulkier," in part because of the volume's massing.



Architectural Elements that reflect the "scale" of a home:

Windows	(size, proportion, number, placement)
Doors	(single or double, height)
Entrances	(monumental height greater than 10' or human scale)
Garages	(number of bays, type of door)
Roof Elements	(towers, windows, walks, etc.)
Roof Styles	(hip, gable, mansard, gambrel)
Roof Pitches	(flat, steep)
Columns	(1 story, 2 story, appropriate to style)
Stairs	(exterior wing stairs to second floor)
Articulation	(well expressed quality design elements)
Pedestal Treatment	(raised house or entrance)
Blank Walls	(major or minor part of structure faces)

Compatibility Guidelines:

1. Building height should be in proportion to the style and size of the house and to the lot area.
2. Building should be compatible with neighboring houses in terms of proportion, size, mass and height.
3. Structures and additions should present harmonious character. Structure elements should be consistent with the best elements that distinguish the particular neighborhood in which they are proposed. These elements include, but are not limited to: volume, massing, scale, rooflines, colors, textures, and materials.

SCALE

This home relates well to human scale in part because of the short garage door, short chimney, trellis on the upper story deck, and modest awning over the front door.

A home illustrating a "monumental scale", usually only appropriate on very large lots.

Compatibility Techniques:

The following techniques are especially important in Infill neighborhoods and on lots under 15,000 square feet:

1. Avoid tall plate heights (over ten feet) that unnecessarily add to the volume of a structure.
2. Consider architectural features that indicate where a first story ends and a second story begins when the structure is viewed from the street. Examples of floor delineations include banding or rooflines.
3. Consider setbacks greater than those required by the Zoning Ordinance, especially for second-story volumes, to avoid bulky appearing structures.
4. Generous roof overhangs provide a quality appearance for structures (when appropriate to the structure) and can assist with seasonal heating and cooling. However, overly extended overhangs can create a bulky appearing structure.
5. Visible front door entries, traditional porch features, decorative pedestrian gates, small and medium-sized windows, short fences, minimization of large "blank" architectural features (such as through the use of small garage doors or decorative garage doors) can help provide a sense of "human scale".
6. Entrances designed to be over one story high are strongly discouraged in the Infill areas. The eave line of covered entries should generally not exceed 15' in height in Infill areas. Front entrance openings generally should not exceed 8' in width or 12' in height.
7. Avoid excessive building height. Although the Zoning Ordinance allows up to 30' in height, the total "building box" allowed by the Ordinance should not be used to ensure compatible home designs.

Issues that the ABR considers related to volume, mass, bulk, and scale include the following:

- **Compatibility:** How compatible is the structure's **volume, bulk,** and **scale** with the **volume, bulk** and **scale** of the existing homes and structures in the neighborhood?
- **Floor to Lot Area Ratios:** Is a building's **scale** appropriate for its lot size?
- **Garage Door Design and Placement:** Does the garage design minimize an appearance of **bulk**? Is the **scale** of the garage appropriate in comparison to the portion of the house visible from the street?
- **Second-Story Setbacks:** How does the second-story **volume** affect the streetscape or impact neighboring backyards? How **bulky** does a structure appear from the front or the back of a house because of how the **massing** of a building is composed?
- **Canyon Effect:** How close is the **volume** of a second-story structure to the **volume** of an adjacent property's second-story **volume**?
- **Wall Size:** How does a large expanse of wall contribute to a structure's appearance of **bulk**? How can a structure's **volume** be articulated or broken up to minimize large expanses of walls? Do building plate heights create wall, window and door details that are of a **human scale**?
- **Roof Size:** How does a large expanse of roof contribute to a structure's appearance of **bulk**? How can a structure's **massing** be changed to avoid large expanses of roof?

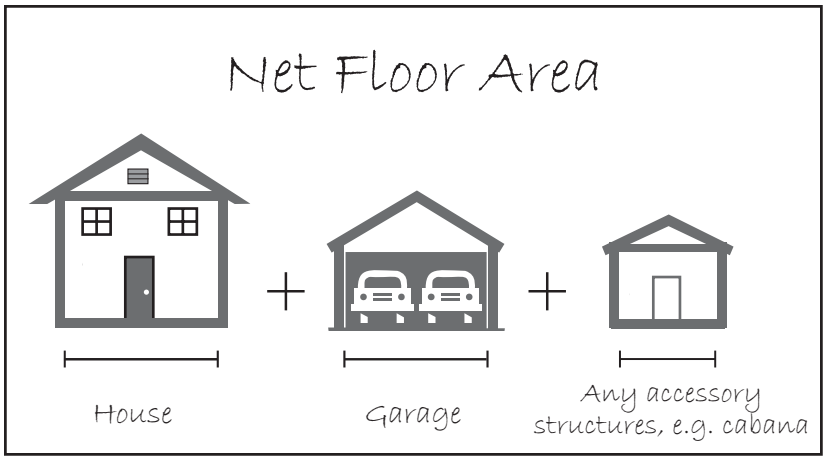
FLOOR TO LOT AREA RATIO (FAR)

FARs provide general parameters of reasonable lot build-out according to lot size. In Santa Barbara, FAR limitations only apply to two story homes. Since many Santa Barbara neighborhoods have similar lot sizes, FARs can allow gradual growth over time and ideally can help prevent dramatic neighborhood changes. FARs essentially measure and limit a structure's actual and apparent volume based on lot size. FARs are often used in analysis of a proposed project's potential for neighborhood compatibility. Many communities have implemented FARs to better control size, bulk and scale of development.

FAR is defined as the net square footage of a structure (or structures) divided by the net lot area. Net lot area excludes public road easements and public road rights of way.

$$FAR = \frac{\text{Zoning Floor Area of all Site Buildings}}{\text{Lot Area}}$$

Applicants seeking Architectural Board of Review (ABR) or Historic Landmarks Commission (HLC) approval are required to provide the proposed project's floor area ratio when filling out the Design Review Project Statistics Form. Covered parking is included in the square footage calculations for FAR. For full details of what is included in the Floor to Lot Area calculations, see the Project Statistics Form directions and square footage measurements table available at the Community Development Department website and office.



MAXIMUM FAR

A maximum FAR means that the Floor to Lot Area Ratio specified for the lot size cannot be exceeded. Maximum FARs apply to lots up to 7,500 square feet in size. The only way to exceed a maximum FAR would be to request a "Planning Commission Modification". See the ABR Guidelines regarding additional submittal and procedural requirements for these projects. Also, following is a summary of the findings which must be made for projects proposing to exceed the maximum FAR. The full findings language can be found in the Municipal Code.

- Exceptional or extraordinary circumstances or conditions applicable to the lot involved.
- Proposed new construction meets minimum yard and open yard Zoning standards.
- Consistent with the intent of the Zoning Ordinance and NPO Findings are made.

Project Under 85% of the Maximum or Guideline Floor to Lot Area Ratio

These projects are subject to the standard application or processing requirements.

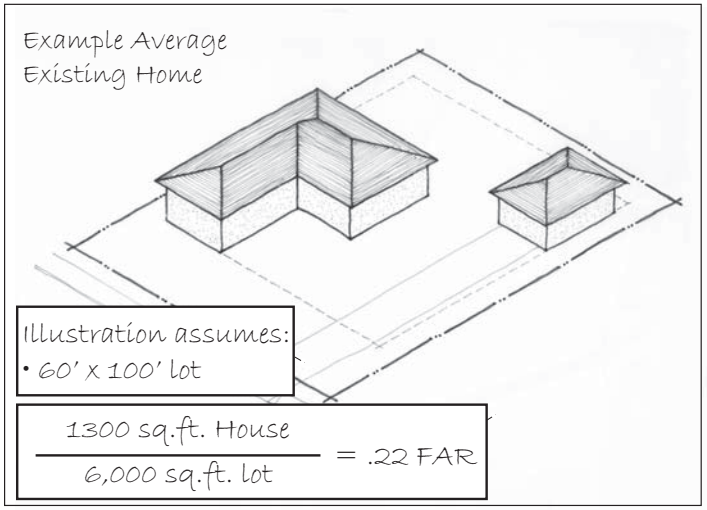
Projects Over 85% of the Maximum or Guideline Floor to Lot Area Ratio

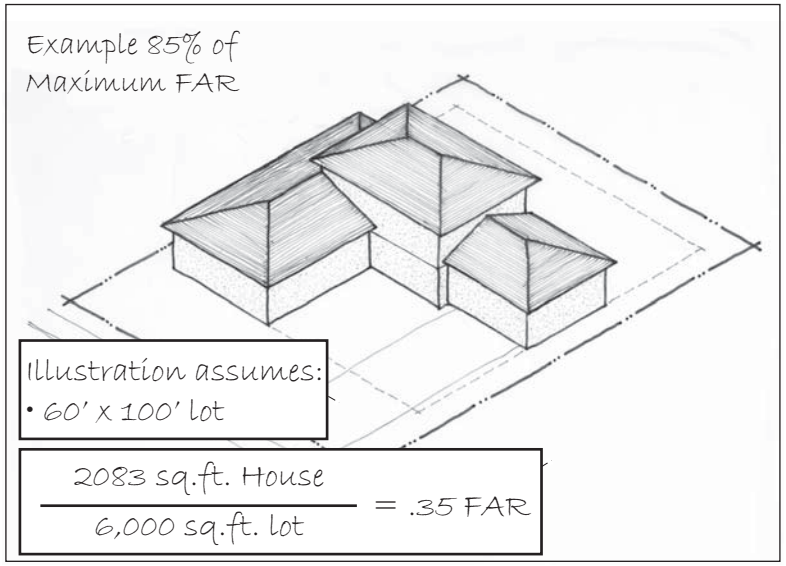
These projects have the following special application and processing requirements in addition to the standard requirements, see Architectural Board of Review Guidelines for details regarding these requirements:

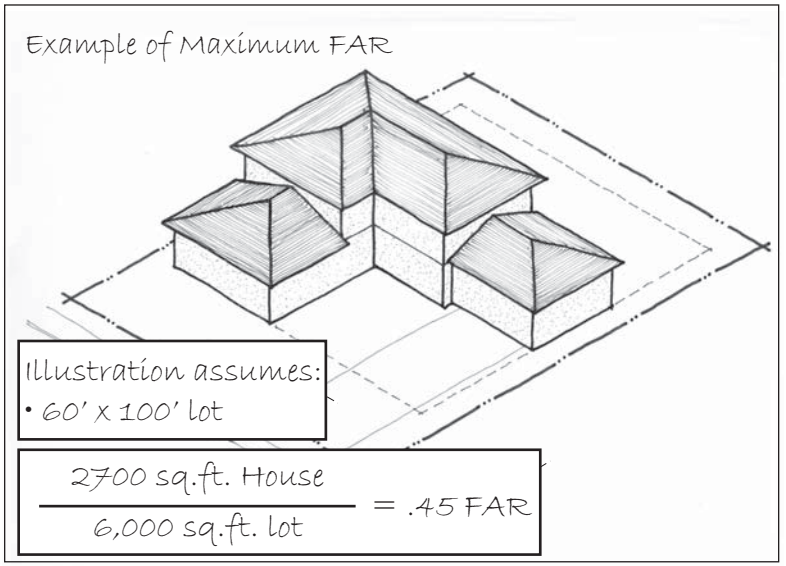
- 20 closest homes Assessor's report copy
- Story poles more likely to be required
- Street elevation
- Perspective drawing or model

Also, the applications for projects over 85% of the maximum or guideline FAR will only be accepted for processing if:

- Slope is less than 30%
- Height above grade is less than 25'
- For Hillside Design District projects: site grading outside main building footprint is less than 500 cubic yards







ARCHITECTURAL STYLE

Do I Have to Build a Certain Architectural Style?
In most cases, architectural style is not restricted to the existing neighborhood style, but it should be compatible with the neighborhood and consistently designed in high quality for the entire exterior of the home and other structures on the site. A definite architectural style should be chosen for a project, for example, Mission, Bungalow, Victorian, Modern, etc. The Architectural Board of Review considers architectural style differently in the following two types of neighborhoods and in transitional areas:

- **Most Neighborhoods.** Most neighborhoods possess examples of distinctive architecture. In these neighborhoods, structures and additions should present a harmonious character with the particular surrounding neighborhood, avoiding a clashing or discordant appearance. Structure elements should be consistent with the best elements that distinguish the particular neighborhood where they are proposed. These elements include, but are not limited to:

  - size
  - scale
  - rooflines
  - textures
  - colors
  - materials

  Maintenance of the existing setback and patterns of development in the particular neighborhood is also important.

- **Neighborhoods Without Distinctive Architecture.** In neighborhoods that do not possess examples of distinctive architecture (for example, some blocks of the West Mesa), structures and additions should be designed to lead the neighborhood toward designs that are harmonious with Santa Barbara's distinctive built environment.

- **Neighborhoods with Architectural Style Requirements**. Only homes in the El Pueblo Viejo Landmarks District or a Historic District such as Brinkerhoff or the Lower Riviera have specific architectural style requirements. These Districts limit the range of allowed styles. For style requirements for these areas, see the applicable design guidelines referenced on the back cover of this document.

- **Transitional Areas.** When a project is within close proximity to a landmark district such as the El Pueblo Viejo Landmark Districts (near downtown or the Mission), or it is near a City Landmark or Structure of Merit, consideration may be given to guidelines for a nearby district, or to be compatible with the designated structure. In these areas, project design should promote a smooth transition from one usage area or architectural style to the next. Special attention to consistency with the City's Urban Design Guidelines is recommended.

How Do I Create a Consistent Quality Architectural Style for My Home?
Additions to existing houses should be compatible with the existing architecture or the entire structure should be remodeled in a single architectural style. To ensure proposed architectural features are consistent with the proposed architectural style, the reader may wish to refer to style guides such as *The Field Guide of American Houses*,

listed in the Suggested Reading list in the back cover. Architectural elements such as windows, doors, and cornice elements should create a rhythmic composition taking into consideration scale, style and architectural proportion. These elements should be detailed to provide modulation, visual interest and texture variations.

STYLE GUIDELINES

Appropriate form, shape, placement and design are the most important ways to achieve neighborhood compatibility. The best way to achieve compatibility in relation to these elements varies depending on whether a project is in an Infill or Hillside area. See specific Infill or Hillside Design Guidelines regarding form, shape, placement and design. Other more minor compatibility concerns common to both the Hillside and Infill areas are listed here:

Architectural Features. Features should enhance the architectural form and style of the house. For example, dormers, bay windows, porches, balconies, and entrance projections can add interest to the home if the size, design, colors and materials are compatible with the rest of the structure and the neighborhood.

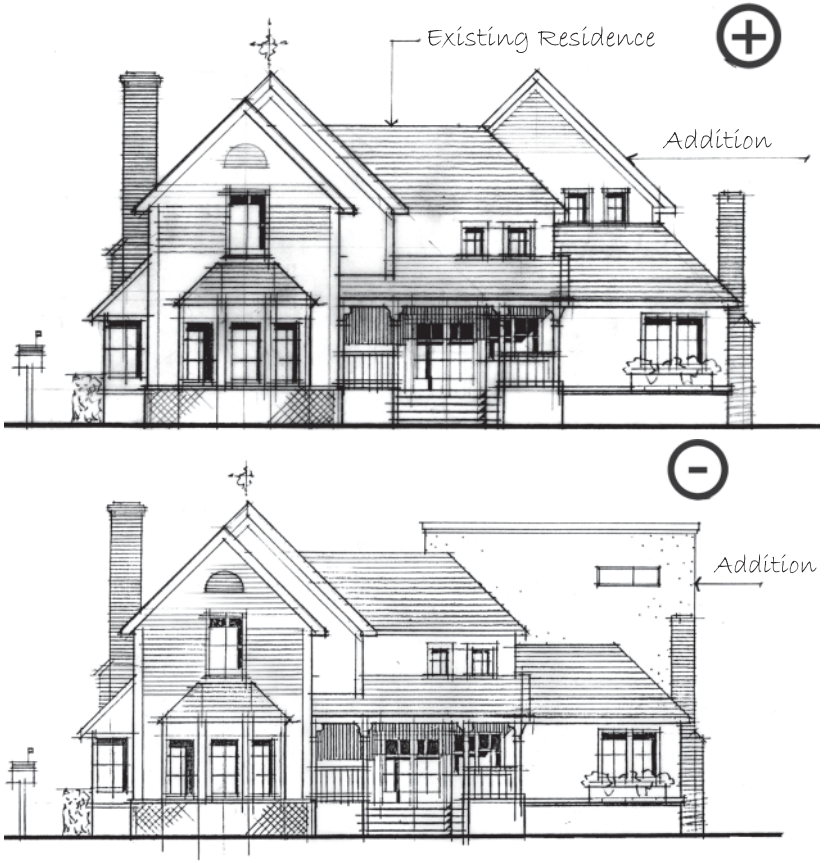
Color. Building color should complement architectural details and blend with the surrounding neighborhood.

Stucco Texture. Unless otherwise directed by the ABR, the most acceptable stucco finish is a smooth, undulating troweled finish. A float sand finish may be acceptable. Rough texture, such as heavy Spanish lace, is discouraged unless it is proposed as part of a minor addition to an existing home with this stucco style.

Windows. The pattern of windows and doors should reflect the scale and patterns in the neighborhood.

Reflective Glass Material. In general, deck-railing materials should be selected to be consistent with the architectural style of the structure. The use of decorative glass railings as guardrails or as windscreens is not the preferred material at highly visible locations due to the possible glare associated with these types of installations. Installations of reflective glass materials will be reviewed to determine if the installation is compatible with the structure and that it does not create significant glare problems.

Other Features. Avoid large expanses of building walls, especially when combined with retaining walls. Screen mechanical equipment and integrate solar panels into site design as suggested by the Solar Design Guidelines (4/06 Draft Note: Solar Design Guidelines publication expected in 2006).



Infill Housing
Design Guidelines and Techniques

INFILL HOUSING DESIGN GUIDELINES

INFILL HOUSING GUIDELINE #1

Design structure to fit with the existing neighborhood.

1.1 Use materials and colors to reduce apparent bulk.

1.2 Review the Compatibility Section Architectural Style and General Compatibility Guidelines in this document.

1.3 To avoid a boxy appearance, use a combination of vertical and/or horizontal elements.

1.4 Use design elements that are consistent with the chosen style. Create patterns with doors and windows.

1.5 Use recessed and projecting spaces to create interest.

1.6 Be compatible with neighboring houses in terms of proportion, size, mass, and height.

1.7 Avoid crowding or overwhelming neighboring residences.

1.8 Avoid courtyard walls over 3 ½ feet in the front yard as they create an unfriendly appearance in the neighborhood. Also, more windows at the front of a home is usually more aesthetically pleasing and creates a safer street environment.

1.9 Accessory buildings should be small in size in comparison to the main house and located outside of visually prominent areas to maintain neighborhood quality.

1.10 Also, review Good Neighbor Guidelines on pages 47 - 66.

PHOTO COMING

PHOTO COMING

Infill Housing Guideline #1 (cont'd) Design structure to fit with the existing neighborhood.

Especially for two or more story homes:

1.11 Building height should be in proportion to the style and size of the house and the lot area.

1.12 Minimize creation of a vertical canyon effect between houses. When a two-story house is proposed adjacent to one-story houses, the space between them is important. The space between the houses should increase as wall height increases.

1.13 Minimize areas of maximum height.

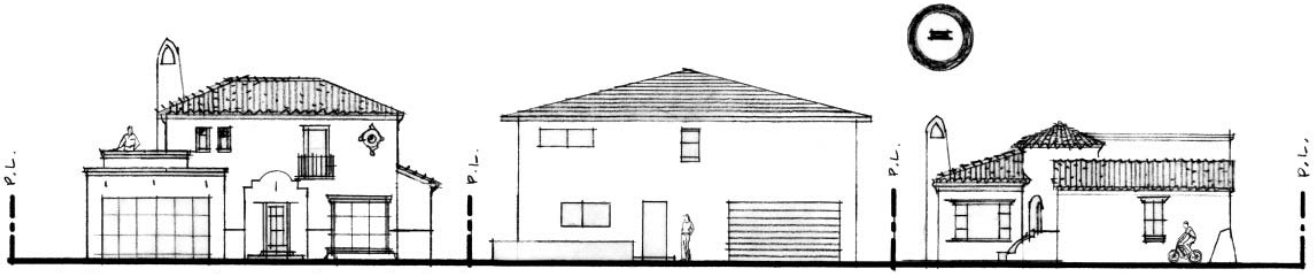
1.14 Set back taller portions of structures from the lot lines to reduce the appearance of height.

1.15 Vary height of building elements.

1.16 Use architectural features to break up unacceptable bulk.

1.17 Vary rooflines.

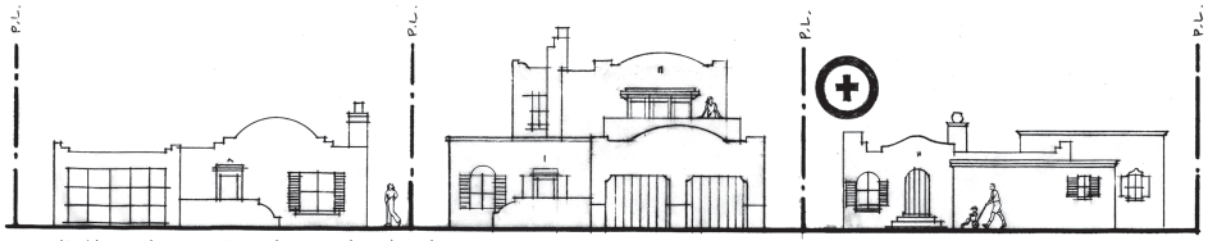
Second story addition placed to rear of home and designed to reduce visual mass of structure as viewed from street.



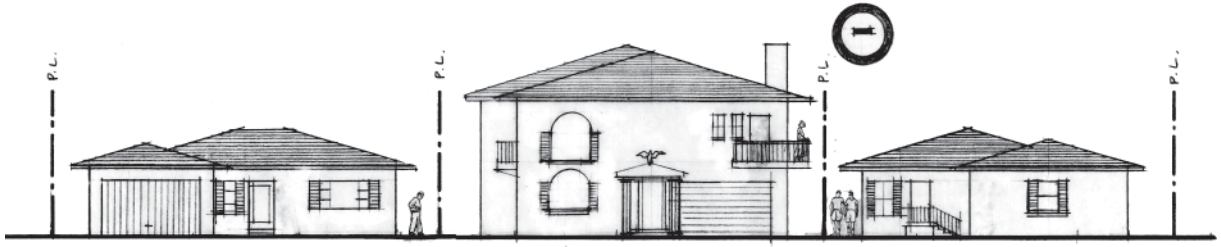
Building out of scale with neighboring houses.

Building compatible with neighboring houses.

Building out of scale with neighboring houses.



Building in scale with neighboring houses.

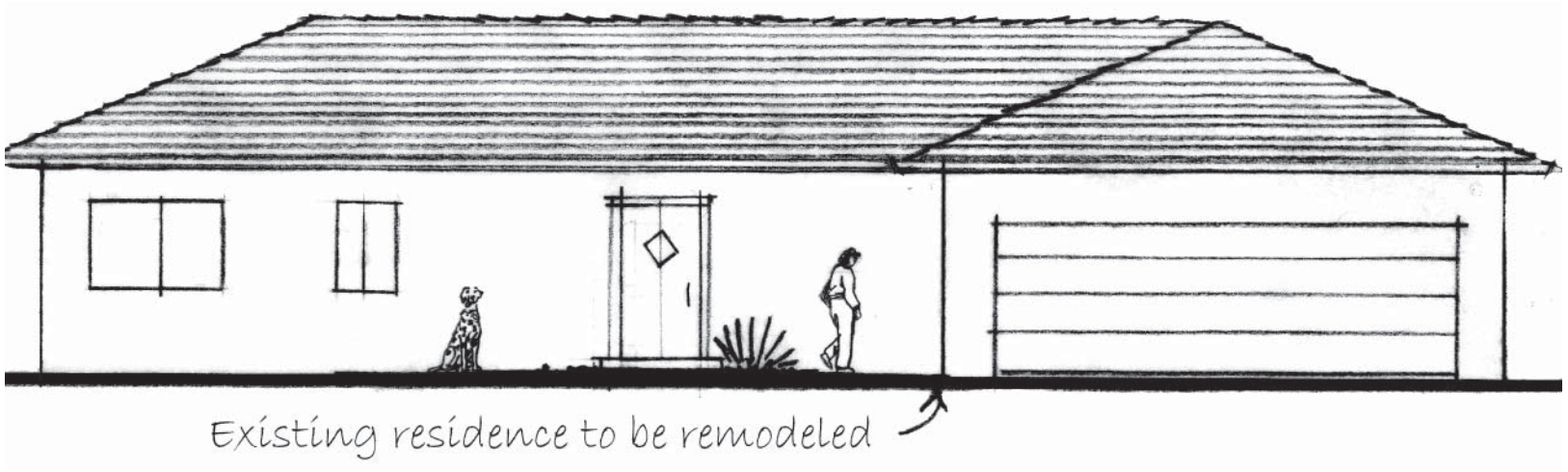


Building out of scale with neighboring houses.

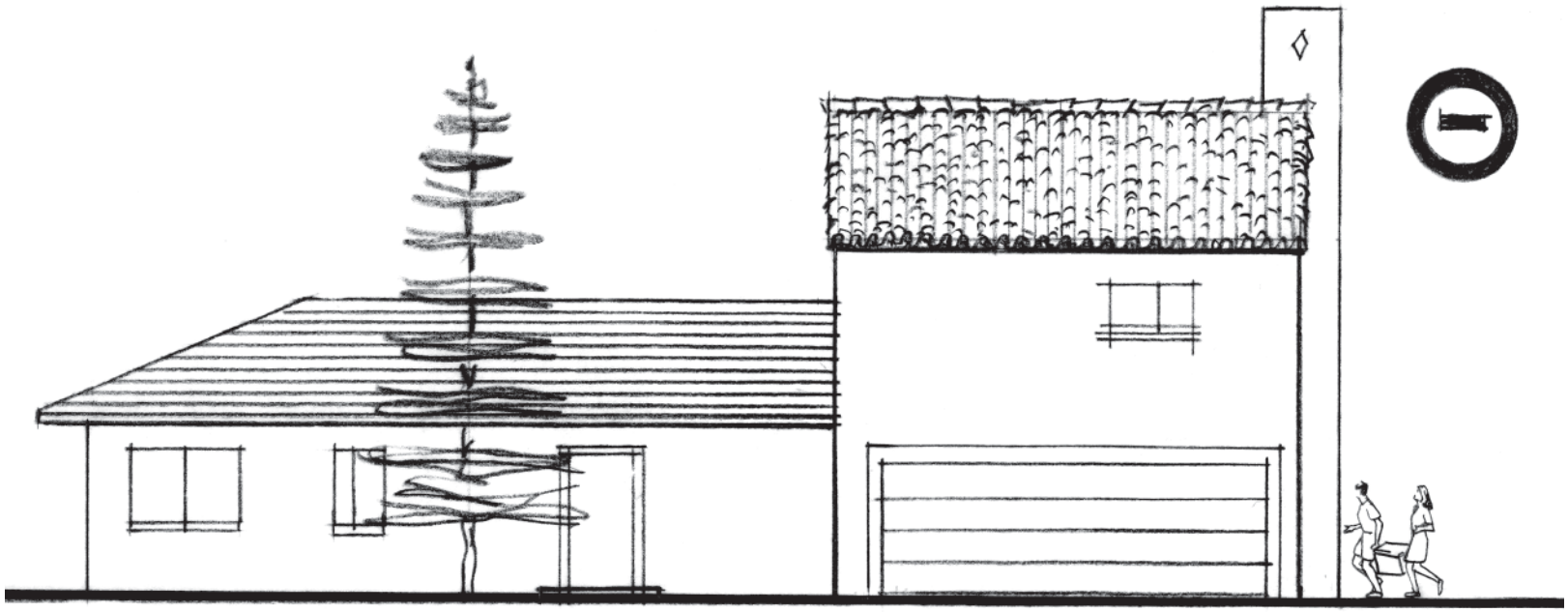
Building in scale with neighboring houses.

Infill Housing Guideline #1 (cont'd) Design structure to fit with the existing neighborhood.

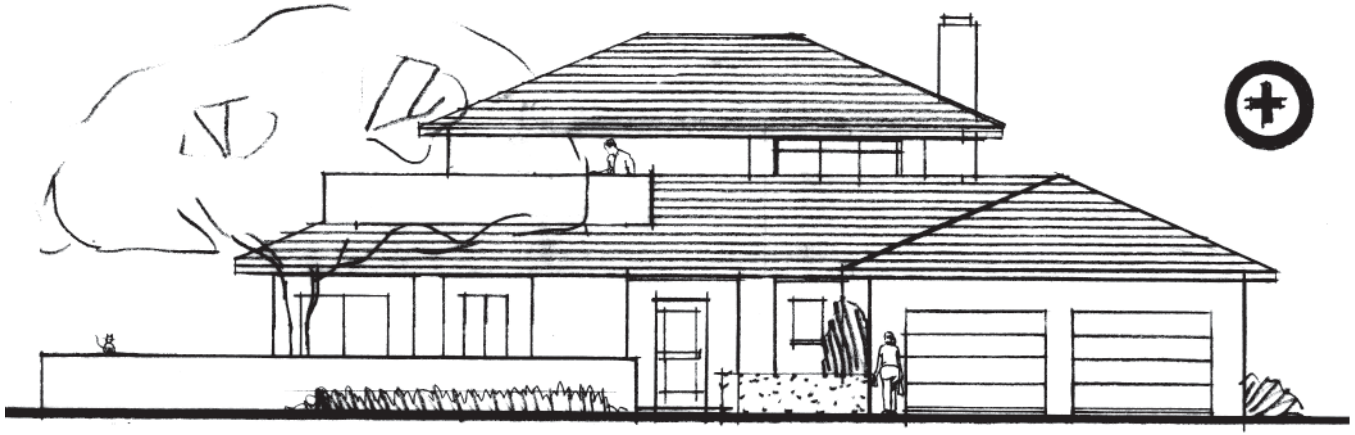
EXAMPLES OF ALTERNATE DESIGN SOLUTIONS



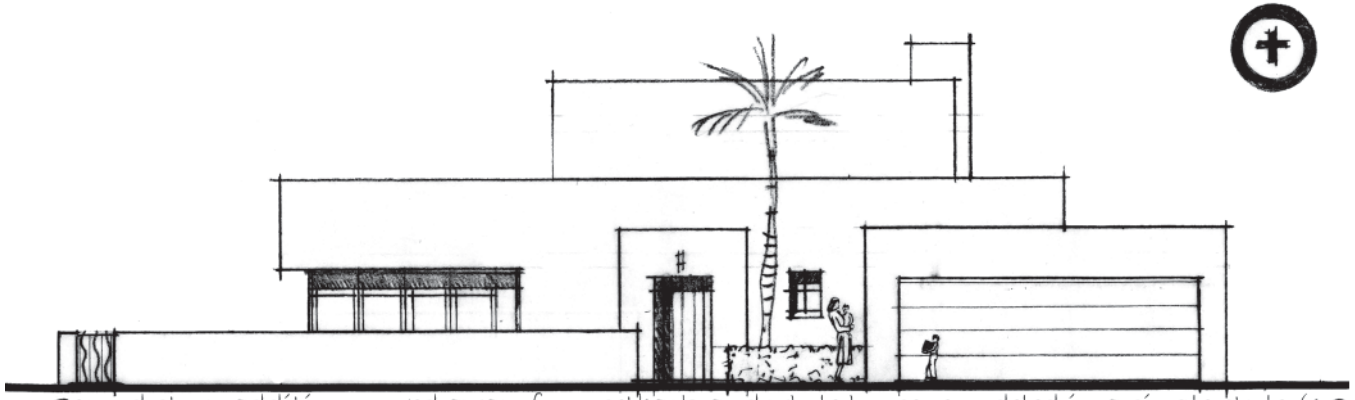
Existing residence to be remodeled



Large addition on setback in different style than existing house.



Second story addition moved away from existing setback and designed in same style as existing house (1.2, 1.3, 1.4, 1.13, 1.15, 1.16, 1.18).



Second story addition moved away from setback and whole house remodeled in a single style (1.2, 1.4, 1.5, 1.13, 1.15, 1.16).

Second story additionover garage in same style as existing house (1.2, 1.4, 1.14, 1.18).

Infill Housing Guideline #1 (cont'd) Design structure to fit with the existing neighborhood.

Low profile street elevation partially hidden by existing roof.

Low pitch roof design elements.

Small scale design balanced and centered on existing residence.

Dormers utilize attic space for additional living area.

This two story home in the East Mesa neighborhood has a significant step back of its second floor (1.15) and has its windows and upper story deck oriented toward the street. (1.11)

Second story is small in comparison to the first floor and the home uses large setbacks on this large lot in the Foothill neighborhood. (1.12 & 1.14)

This two-story house in the East San Roque neighborhood features a stepped back second story and architectural elements such as quality window & eave detailing as well as a prominent porch entry that helps the second floor to appear less massive. (1.3 & 1.4)

The second Floor is within the roof form, reducing the apparent bulk of the house. (1.12 & 1.18)

INFILL HOUSING GUIDELINE #2

Minimize Parking Aesthetic Impacts Along the Street.

2.1 Review Compatibility Guidelines on page C-11 regarding garage door design and placement.

2.2 Construction over carports is strongly discouraged. Garages are more appropriate on the ground floor of multiple story buildings to better balance the appearance of upper story buildings.

2.3 Design solutions which locate the garage behind the main residence are preferred, where feasible.

2.4 Creative parking solutions which can use existing covered parking structures when homes are altered or expanded is generally encouraged. For example, applicants are encouraged to consider one covered and one uncovered parking space where only one covered garage space exists and the new uncovered space can fit within a remaining yard area behind the main residence.

2.4 Underground parking solutions are usually inappropriate along the street front on flat lots.

PHOTO COMING

INFILL HOUSING GUIDELINE #3

Maximize permeable areas.

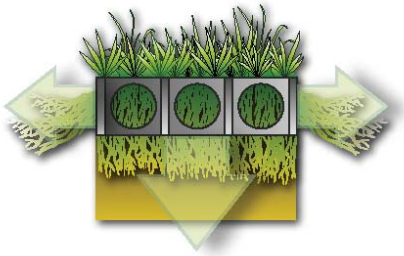
3.1 Avoid large continuous paved areas. Break up paved areas with textured or colored materials. When structures are proposed to total over 3,000 square feet, minimizing impermeable surfaces on the lot becomes especially important.

3.2 Consider use of permeable paving materials such as ungrouted brick pavers, interlocking plastic grass paving systems, or "ribbon driveways".

Ribbon driveway example on Santa Barbara street.

Permeable "grasscrete" paving reduces runoff and contributes to healthy creeks and oceans.

Permeable paving system installed for uncovered parking space.



Permeable paving system reinforcement structure allows horizontal and vertical root growth.

INFILL HOUSING GUIDELINE #4

Fences, Walls, and Hedges - Integrate fences, walls, and hedges with structures and setting.

4.1 Refer to the Zoning Ordinance height limitations described in the Supplemental Information section of this document. Generally, the Zoning Ordinance states that fences and walls shall not exceed 8' at property lines or 3½ feet near driveways.

4.2 Minimize fence, hedge and wall heights. Break any retaining walls into low segments.

4.3 Use horizontal lines and proportion to reduce perception of height and bulk.

4.4 Use open rather than solid fence design to reduce visual and structural bulk.

Picket fence example.

4.5 Use earth tone colors and native, natural materials.

4.6 Integrate vegetation and landscaping with fence and wall design.

Stone wall example.

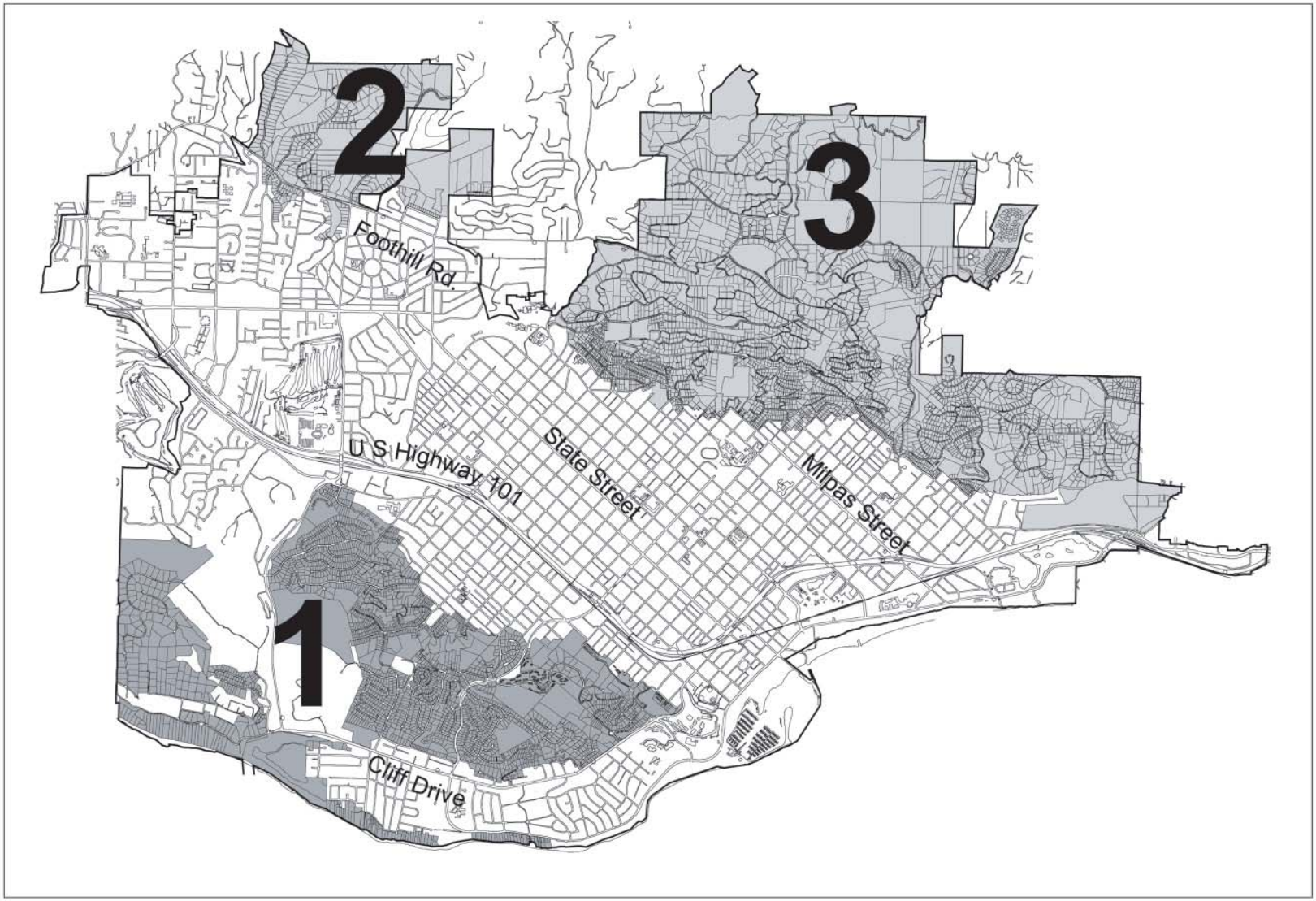
4.7 Avoid chain link fences if at all possible. If proposed, chain link should be a dark color such as dark green or black and softened with landscaping.

Good example of landscaping on an Infill chain link fence on Victoria Street. Bright flowers would also be appropriate in Infill areas.

Hillside Housing
Design Guidelines and Techniques

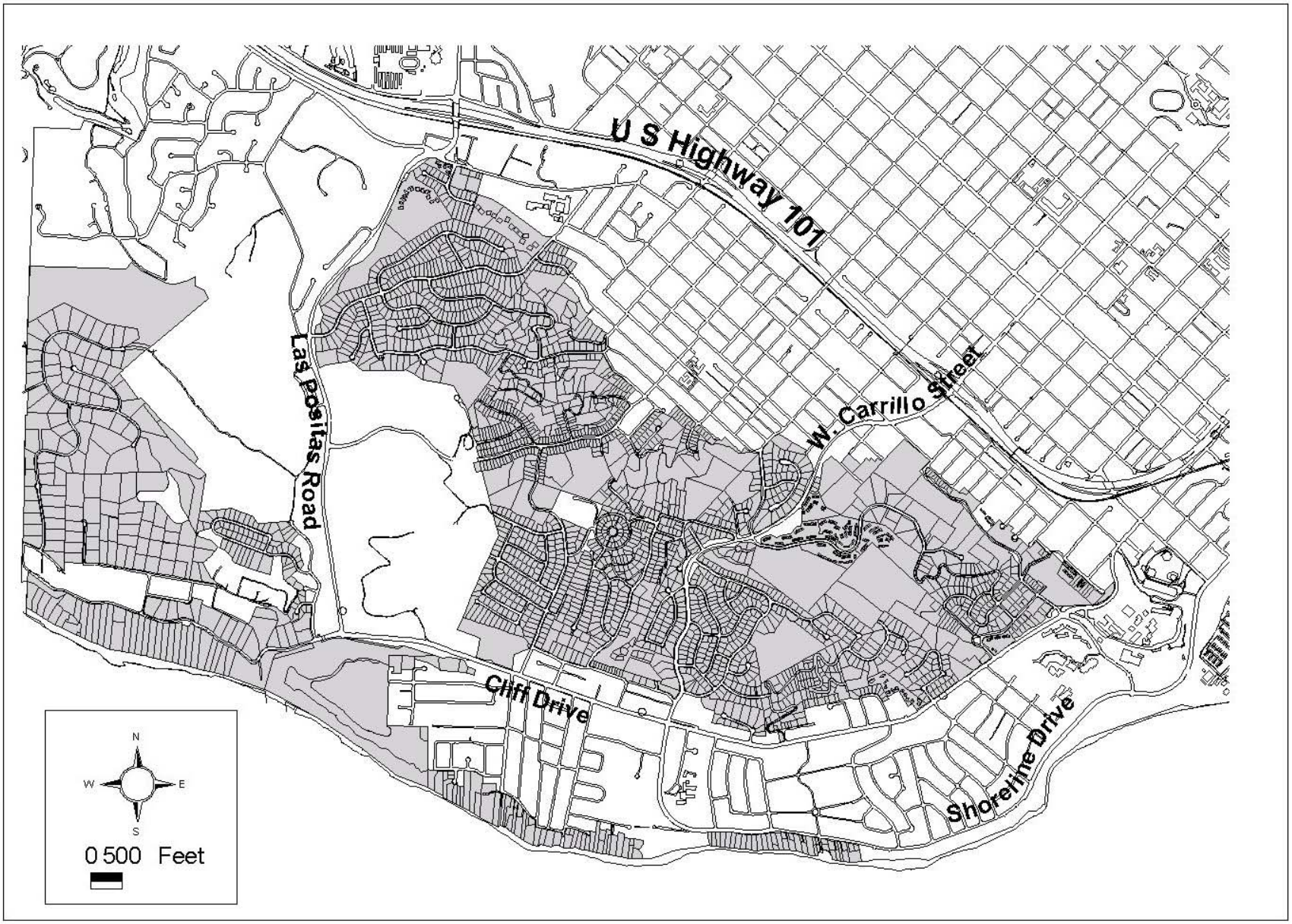
HILLSIDE DESIGN DISTRICT INDEX MAP

The three shaded areas comprise the Hillside Design District where Hillside Design Guidelines, additional required Neighborhood Preservation Ordinance findings, recommended hillside development techniques and special Design Review project routing apply.

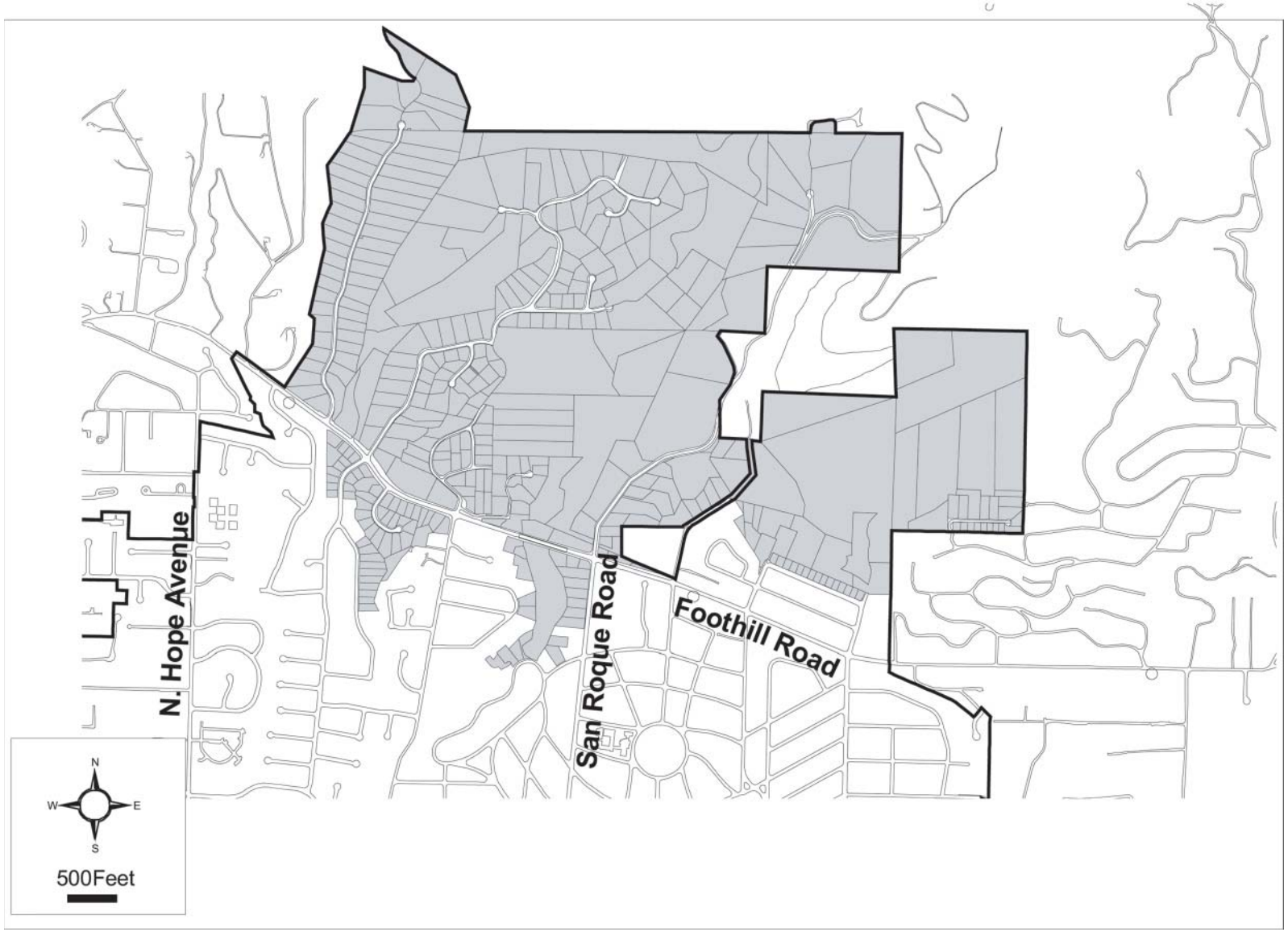


Enlarged maps are available at the Planning Counter, 630 Garden Street or at: www.SantaBarbaraCA.gov. Click Forms & Handouts under Quick Links, click Planning & Zoning Maps, click Hillside Design Districts Map.

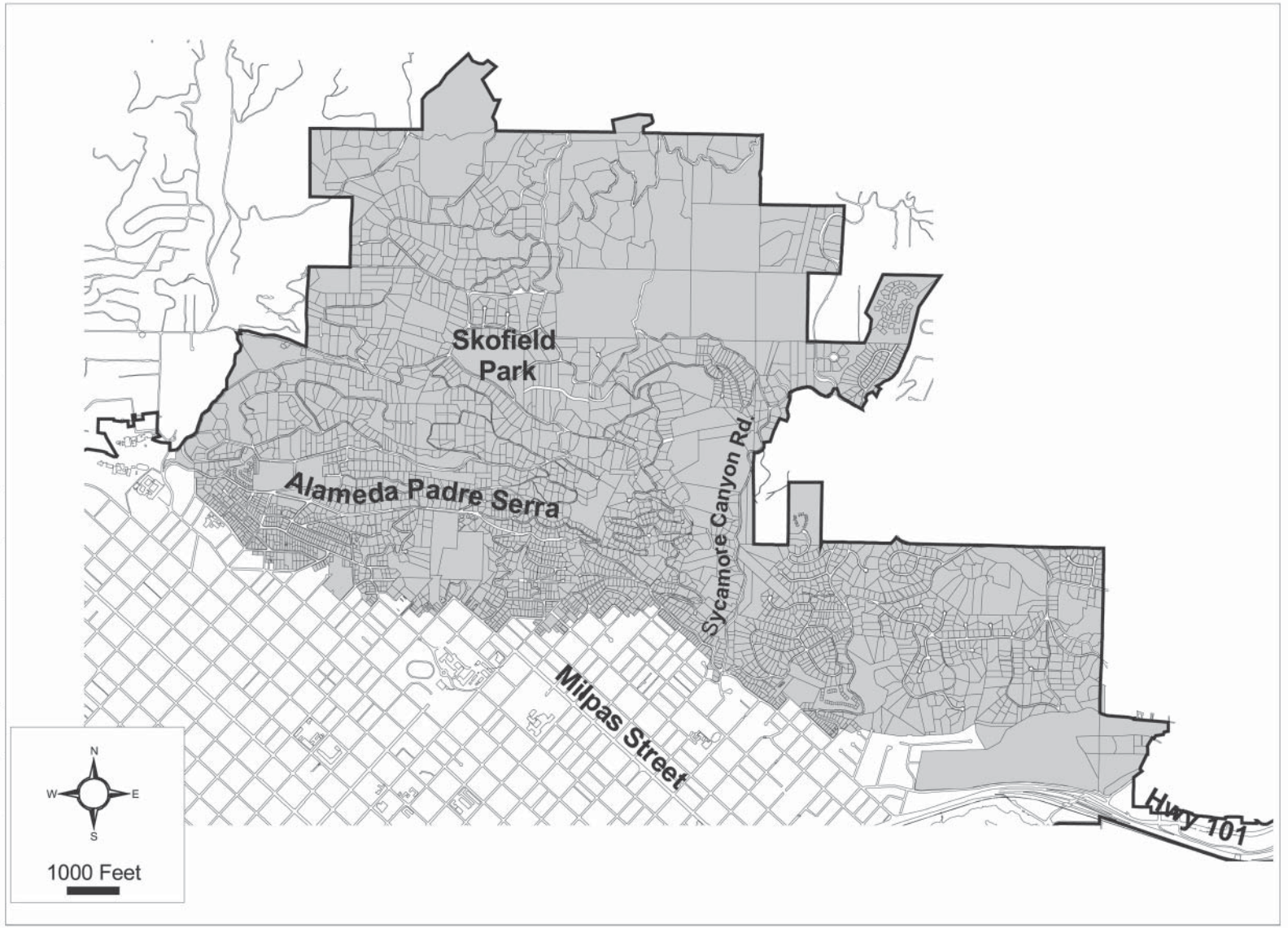
HILLSIDE DESIGN DISTRICT MAP - AREA 1



HILLSIDE DESIGN DISTRICT MAP - AREA 2



HILLSIDE DESIGN DISTRICT MAP - AREA 3



VISUAL IMPACTS

HILLSIDE HOUSING TECHNIQUE #1

Blend the house into its natural surroundings.

1.1 Balance stepping the building up or down the hill with avoiding excessive spilldown (Technique #3).

1.2 Balance setting the building into the hillside with minimizing grading (Technique #4).

1.3 Avoid large continuous paved areas. Paved areas should be broken up by using colored or textured materials.

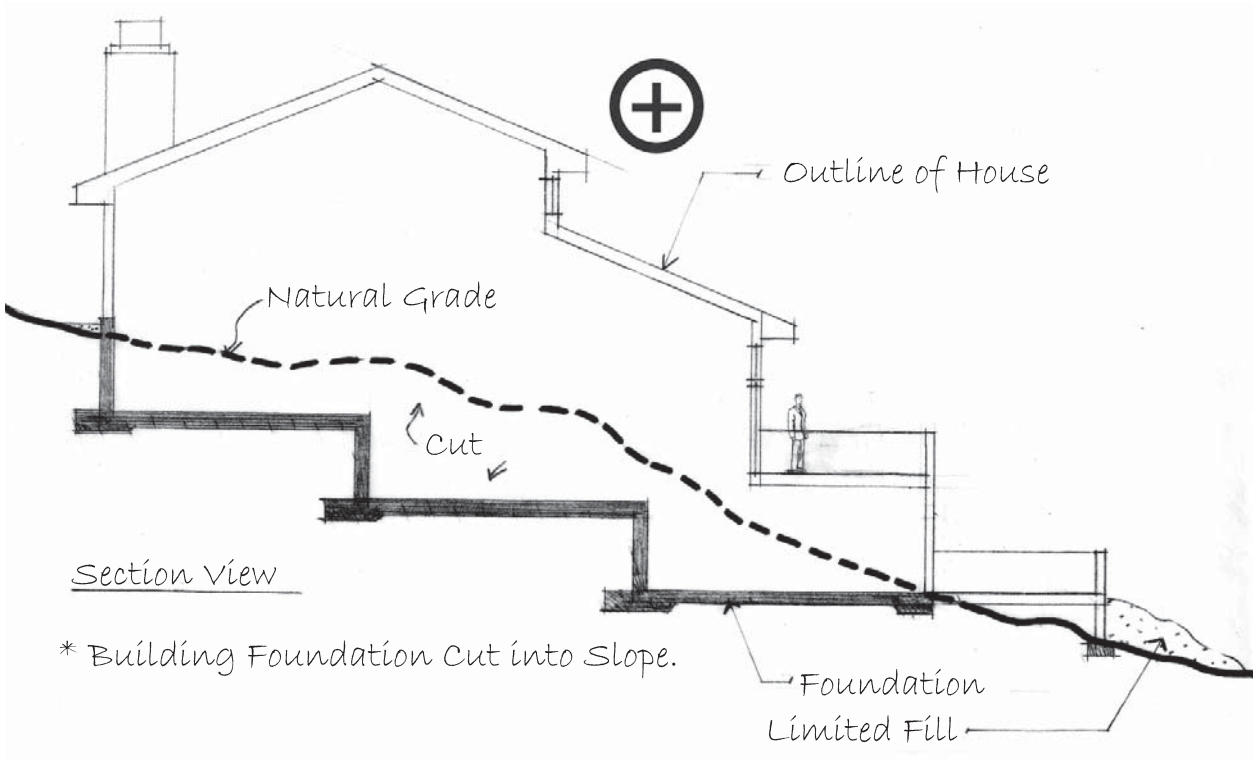
1.4 Natural earth tone colors that blend with the surrounding topography and vegetation are encouraged.

1.5 Fit in with hillside topography and background.

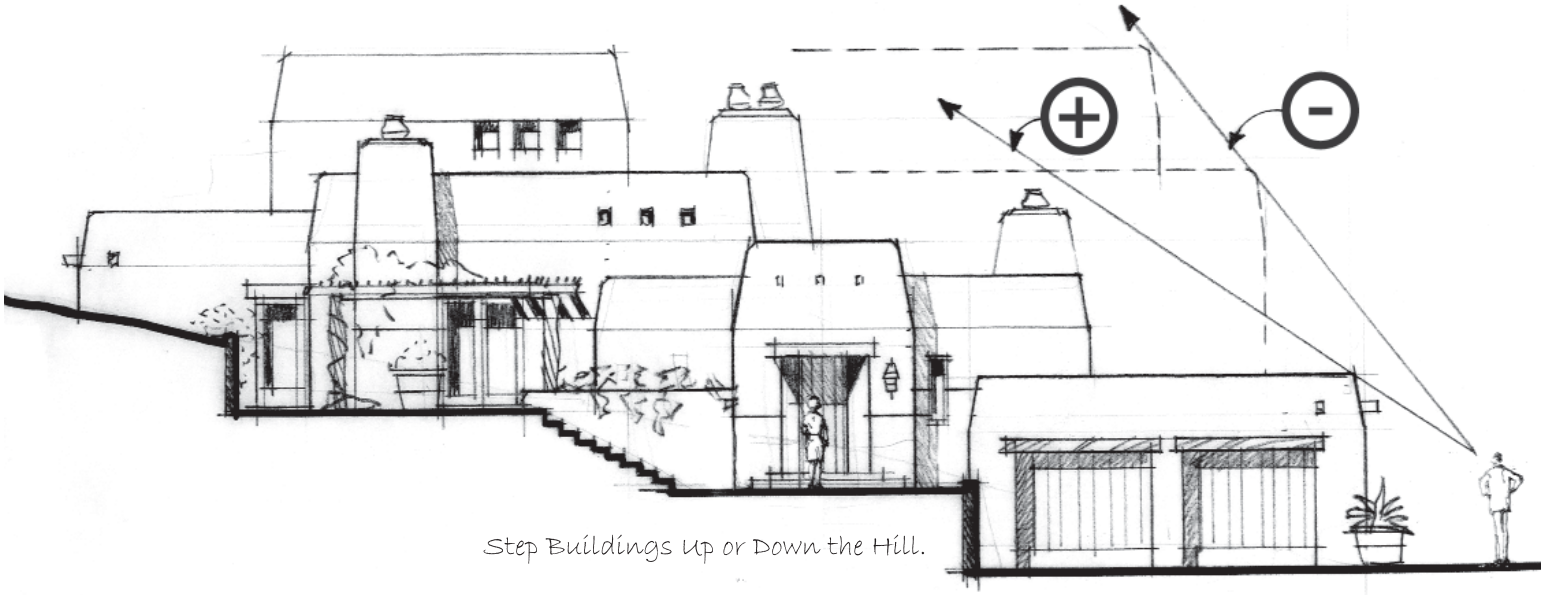
1.6 Avoid interrupting natural ridgelines and skylines. Set the house below these.

1.7 Use landscaping to blend the structure with the environment. Refer to the Architectural Board of Review Guidelines, Part II: Landscaping for tips on blending landscaping with the surrounding natural terrain.

1.8 Use materials and colors to reduce the apparent bulk.



Hillside Housing Technique #1 (cont'd) Blend the house into its natural surroundings



Step Buildings Up or Down the Hill.

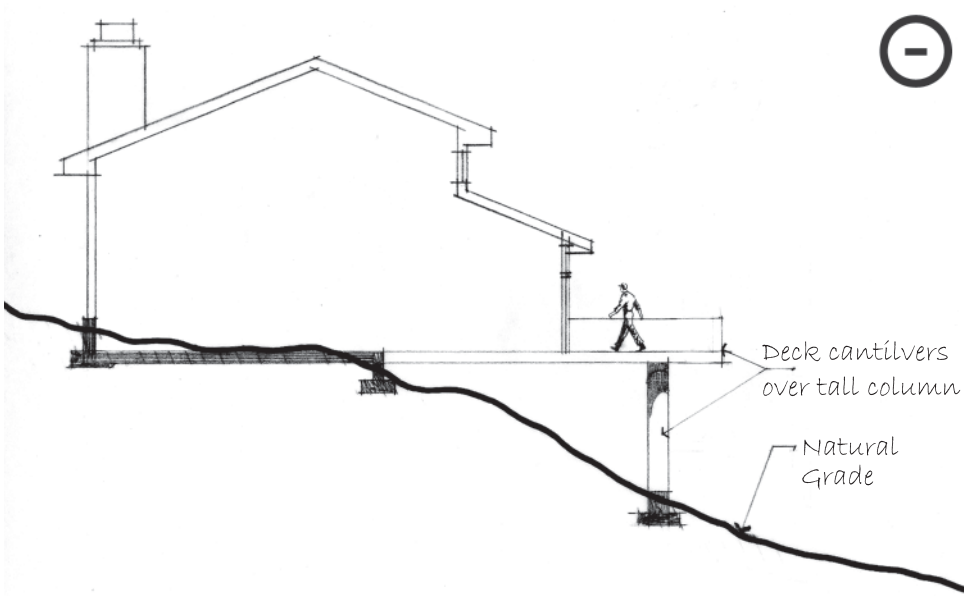
Step Buildings Up or Down the Hill.

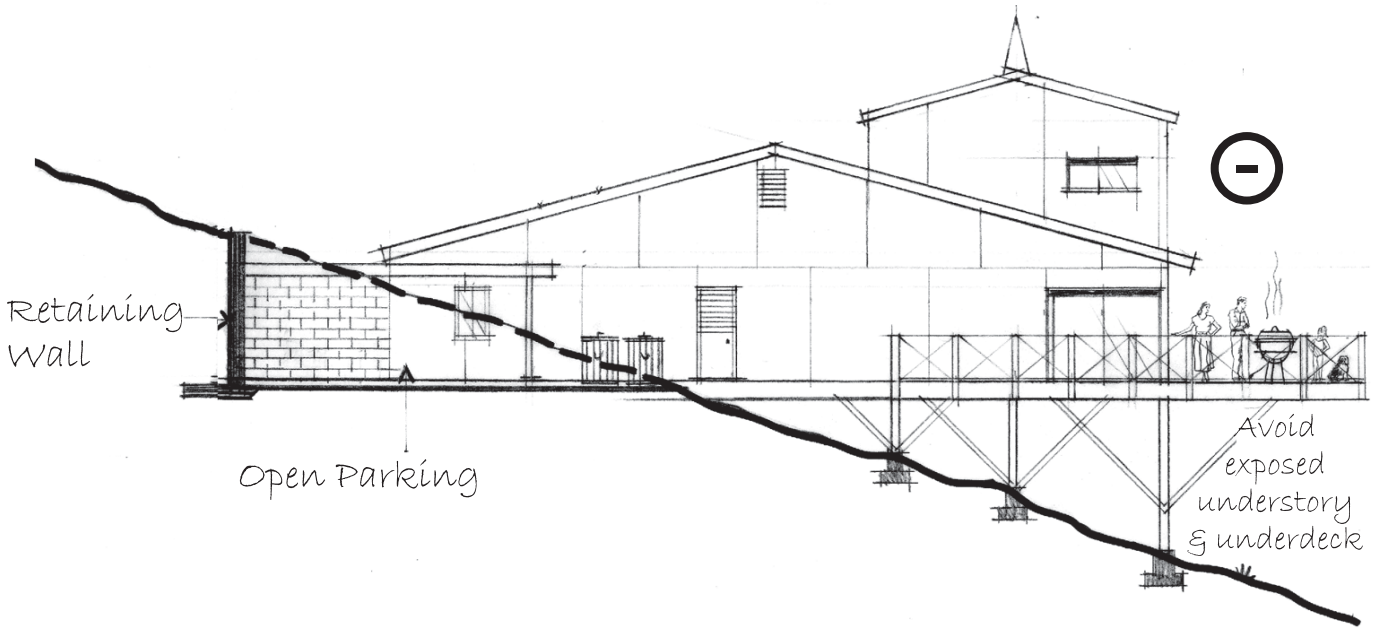
1.9 Minimize exposed foundations and undersides of structures (ex. underside of buildings or decks).

1.10 Avoid these design mistakes which raise both aesthetic and fire safety concerns:

- Exposed underfloor areas
- Large downhill cantilevers
- Tall support columns for overhanging areas

1.11 To plan for a firesafe landscaping and building design, follow the City's High Fire Hazard Landscape Standards and refer to the Architectural Board of Review Guidelines, Part II: Landscaping 5.3 High Fire Hazard Landscape Design.





BUILDING PROPORTIONS

HILLSIDE HOUSING TECHNIQUE #2

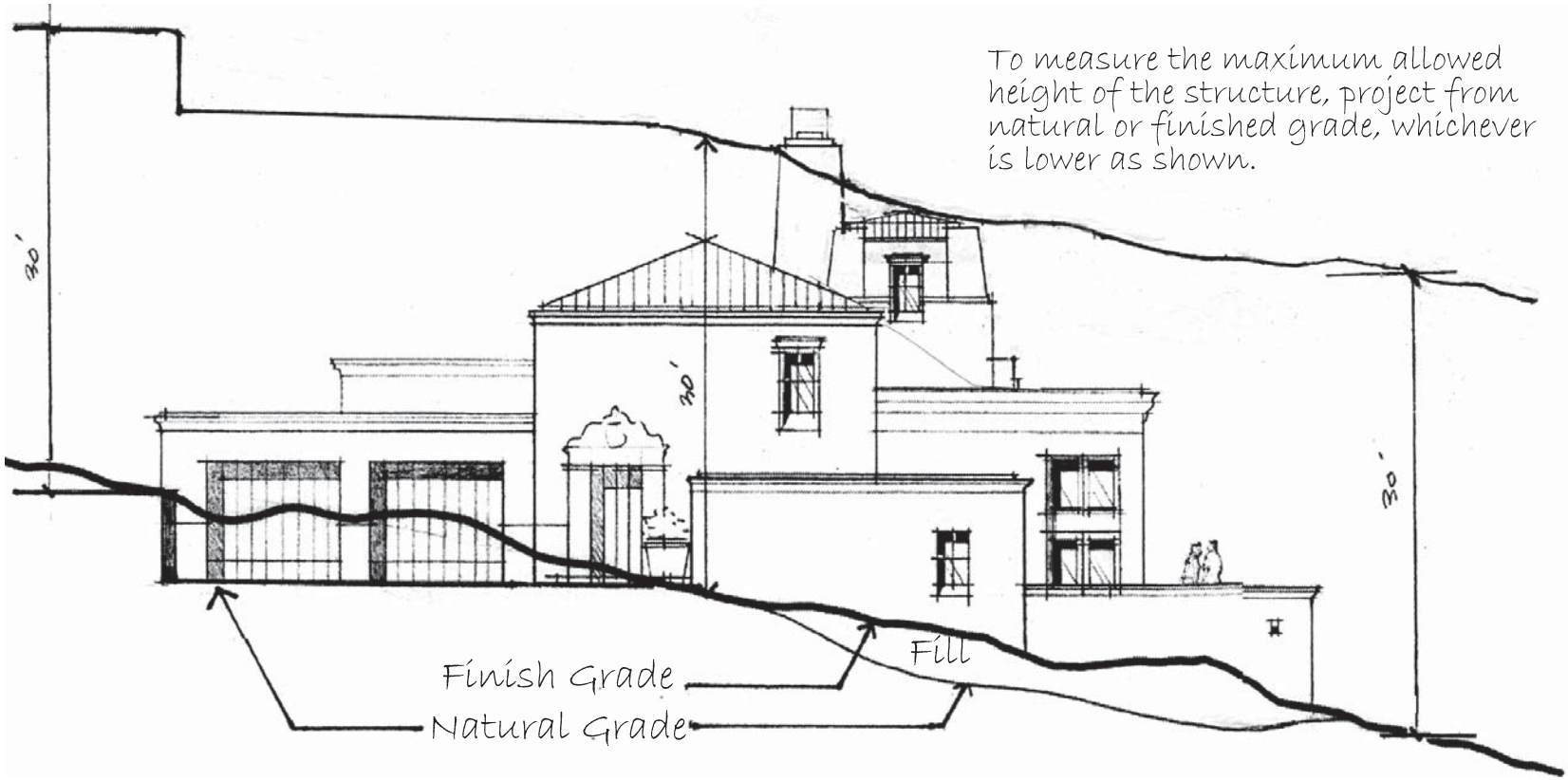
Building height should be in proportion to the style and size of the house and to the lot area.

2.1 Set back higher portions of the structure to reduce the appearance of height.

2.2 Vary height of building elements.

2.3 Minimize areas of maximum height.

2.4 Avoid using designs intended for flat lots on the hillsides.



HILLSIDE HOUSING TECHNIQUE #3

Structures should have a modest "apparent height" (lowest point of contact with grade to highest point of building dimension).

3.1 Homes with an apparent height less than 30' are preferable. Design review boards will carefully consider appropriateness of homes exceeding an apparent height of 30'.

3.2 Although the Zoning Ordinance height limit is 30', appropriate hillside project proposals usually have a height of 25' or less, especially where the slope is less than 25%.

3.3 Retaining walls to create grade supporting a residence contribute to a structure's apparent height.

3.4 Homes with a total run of less than 60' in horizontal distance for combined steps are preferred.

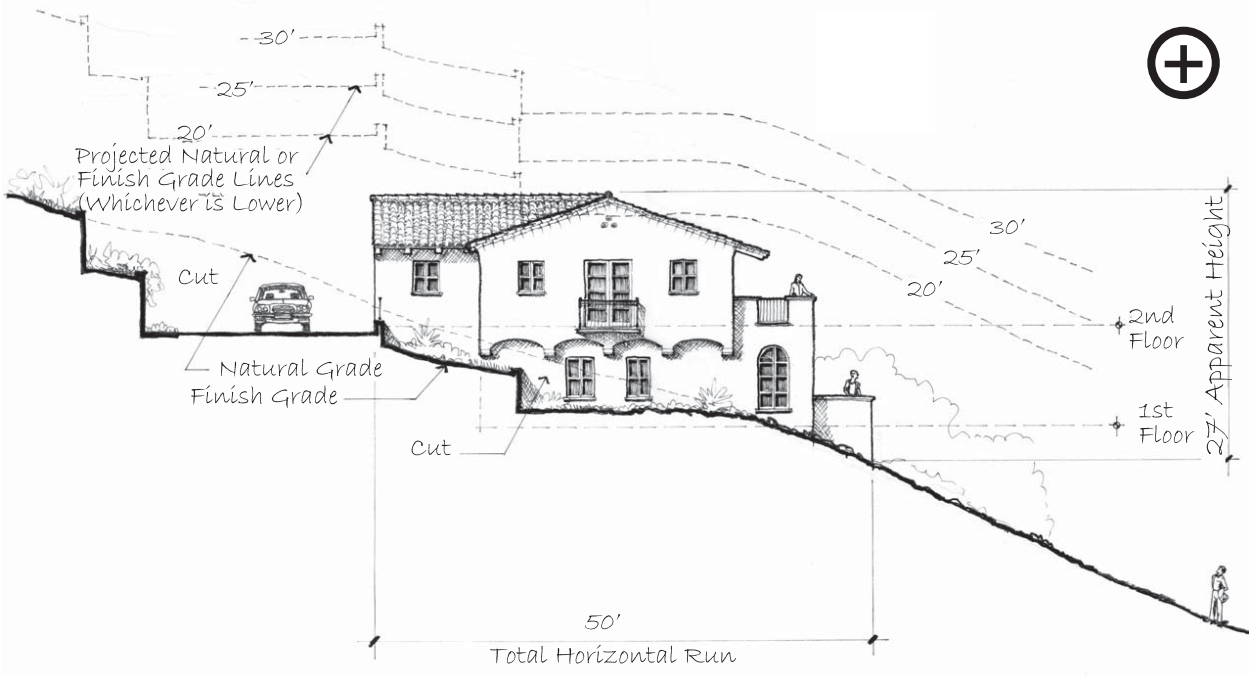
3.5 More spilldown is appropriate on very steep lots to minimize grading than would be appropriate on moderately steep or gently sloping lots.

A home in the Alta Vista neighborhood is set into hillside to create a "low profile".

The same Alta Vista neighborhood home viewed from the front of the house. Setting the house into the hillside reduces the apparent height.

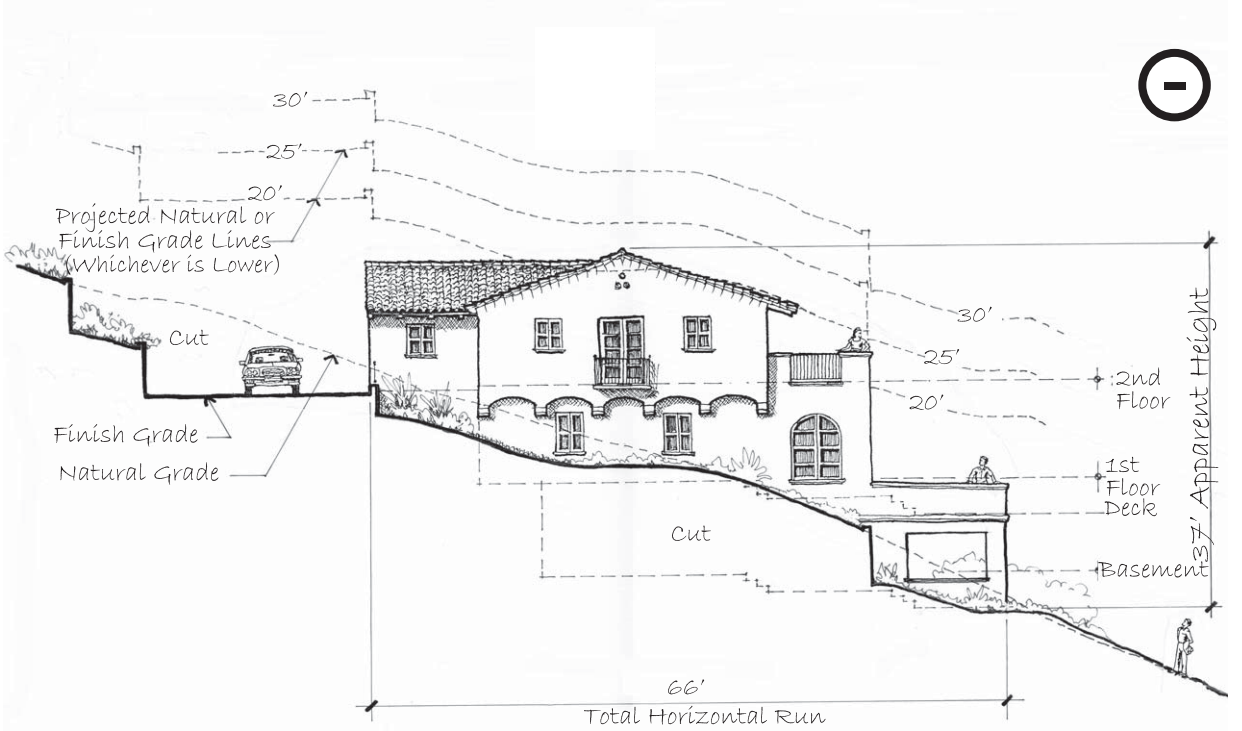
Example 1 - Apparent Height
27' Elevation View

- Modest horizontal down hill run.
- Limited to 2 stories.
- Lower floor cut into hillside helps reduce apparent height.



Example 2 - Apparent Height
37' Elevation View

- Significant horizontal down hill run.
- Significant cut into hillside does not adequately reduce apparent height, as number of stories and horizontal run are too aggressive.
- All 3 stories are fully apparent for full width of structure on the downhill side.



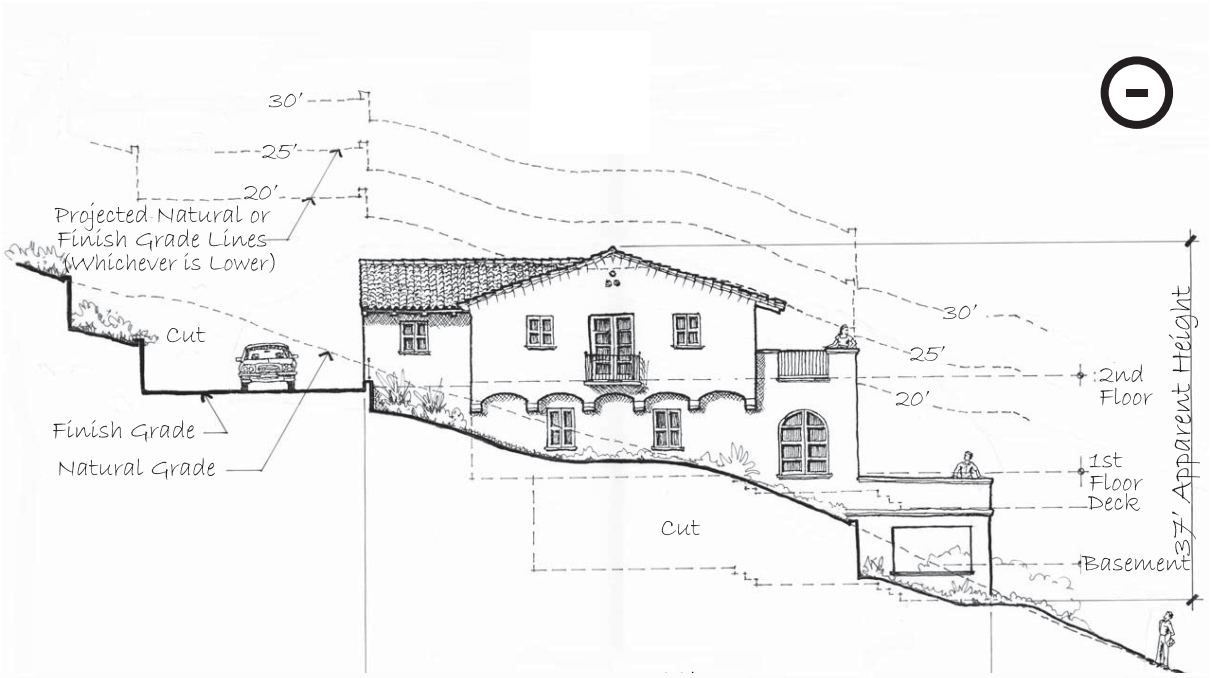
Hillside Housing Technique #3 (cont'd) Structures should have a modest apparent height

Apparent Height 27’

Apparent Height 37’

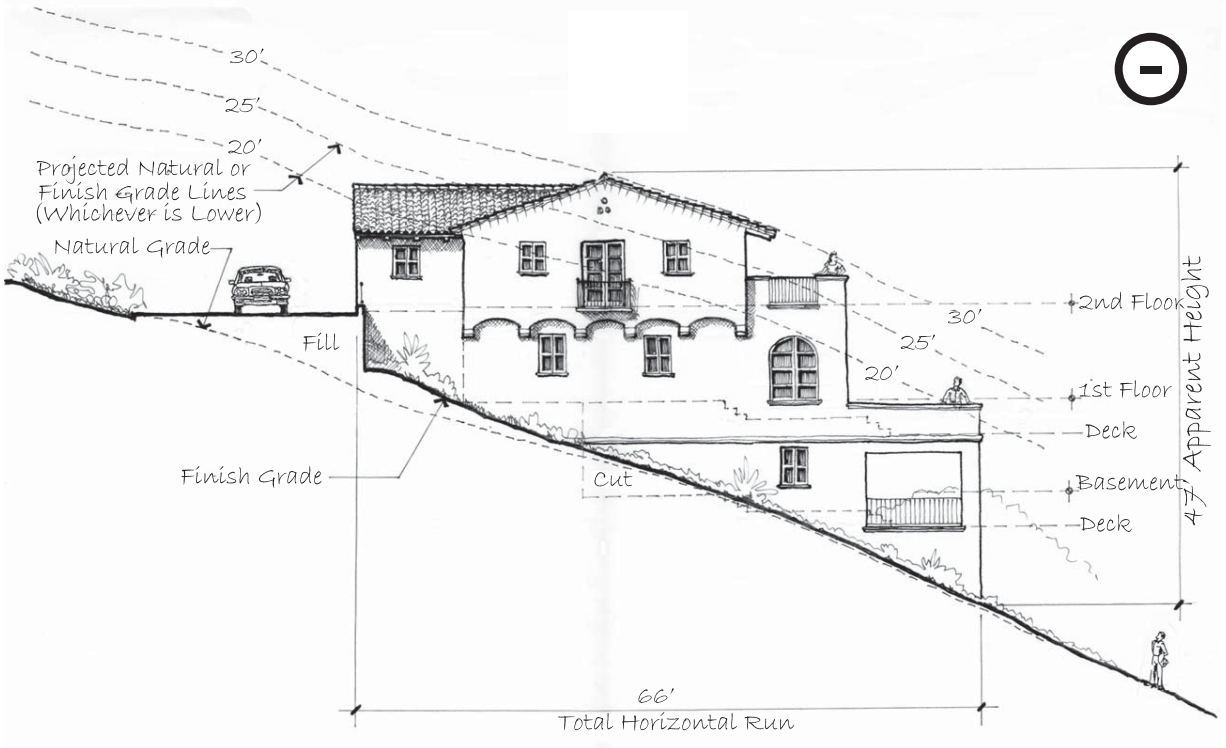
Example 2 (Repeated) - Apparent Height 37' Elevation View

- Significant horizontal down hill run.
- Significant cut into hillside does not adequately reduce apparent height, as number of stories and horizontal run are too aggressive.
- All 3 stories are fully apparent for full width of structure on the downhill side.

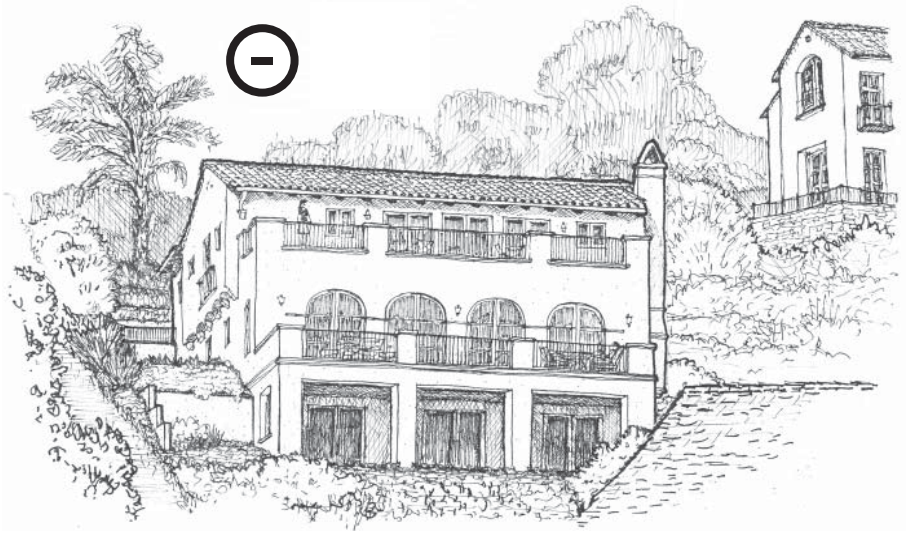


Example 3 - Apparent Height 47' Elevation View

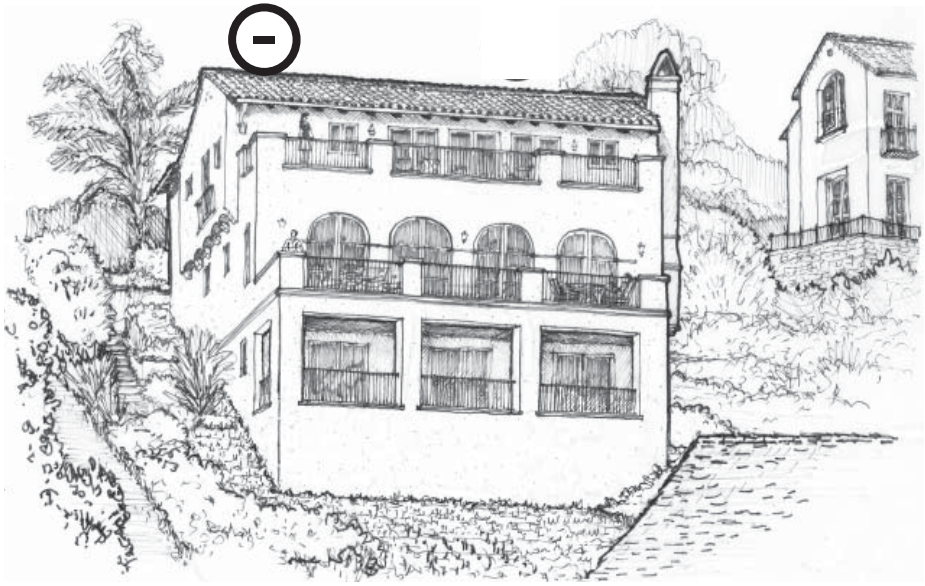
- Horizontal down hill run is too long.
- Too many stories.
- No cut into hillside to minimize apparent height, especially along side elevations
- All 3 stories are fully apparent for full width of structure on the downhill side .



Hillside Housing Technique #3 (cont'd) Structures should have a modest apparent height



Apparent Height37’



Apparent Height 47’

HILLSIDE HOUSING TECHNIQUE #4

Limit the amount of grading to avoid erosion, visual, and other impacts.

4.1 Carefully plan your project to minimize grading both underneath main building footprints and on the entire site. Most reasonably sized development projects should be able to achieve a project program with less than 250 cubic yards of grading on a property. Only rarely do projects need to approach 500 cubic yards of grading, not including grading under the building footprint, to achieve reasonable development of a property.

4.2 Preserve slopes greater than 30% by avoiding grading and clearing.

4.3 Avoid visual scarring.

The project follows natural contours, minimizing grading. (1.2, 4.1)
Landscape "softens" lower exterior or retaining walls (1.7)
The structure has low profile and limited stories (2.3, 3.2, 7.1)
The structure is cut into the slope (4.5)
The driveway follows natural contours. (5.2, 5.4)

4.4 Retaining walls should be incorporated under the house.

4.5 Minimize the visual impact of grading by doing most of the cut under the buildings.

4.6 Attempt to balance cut and fill on site, while recognizing that export may be necessary to preserve the natural topography.

4.7 Excess materials may be used elsewhere on the site if the grading results in minimum changes to the natural contours and will not be distinguished from surroundings within a short period of time.

4.8 Man-made contours should mimic natural contours.

4.9 Avoid hiding downhill foundations with fill.

Stepped building placement works with the contours and minimizes grading (1.5, 4.1)
Natural landscaping blends the structure into the surroundings. (1.7)
The higher portion of the project is set back further from the street. (2.1)
Build contours are natural looking (4.8)
Garage is near the street to maintain a short driveway. (5.1)
Structure has varied rooflines (6.1)
The project is of modest scale (7.1)

HILLSIDE HOUSING TECHNIQUE #5

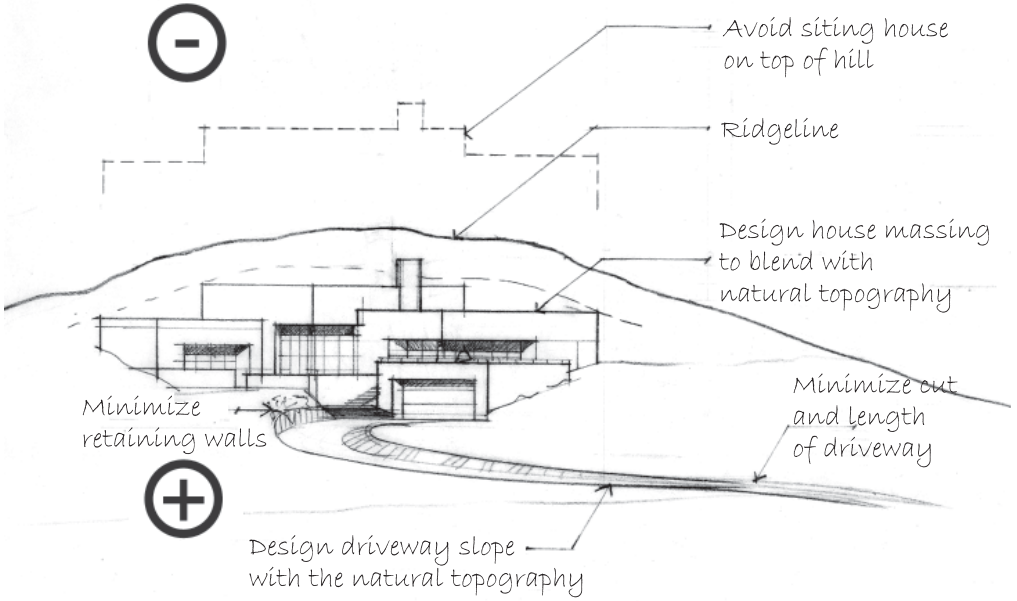
Minimize and mitigate visual effects of grading for driveway purposes.

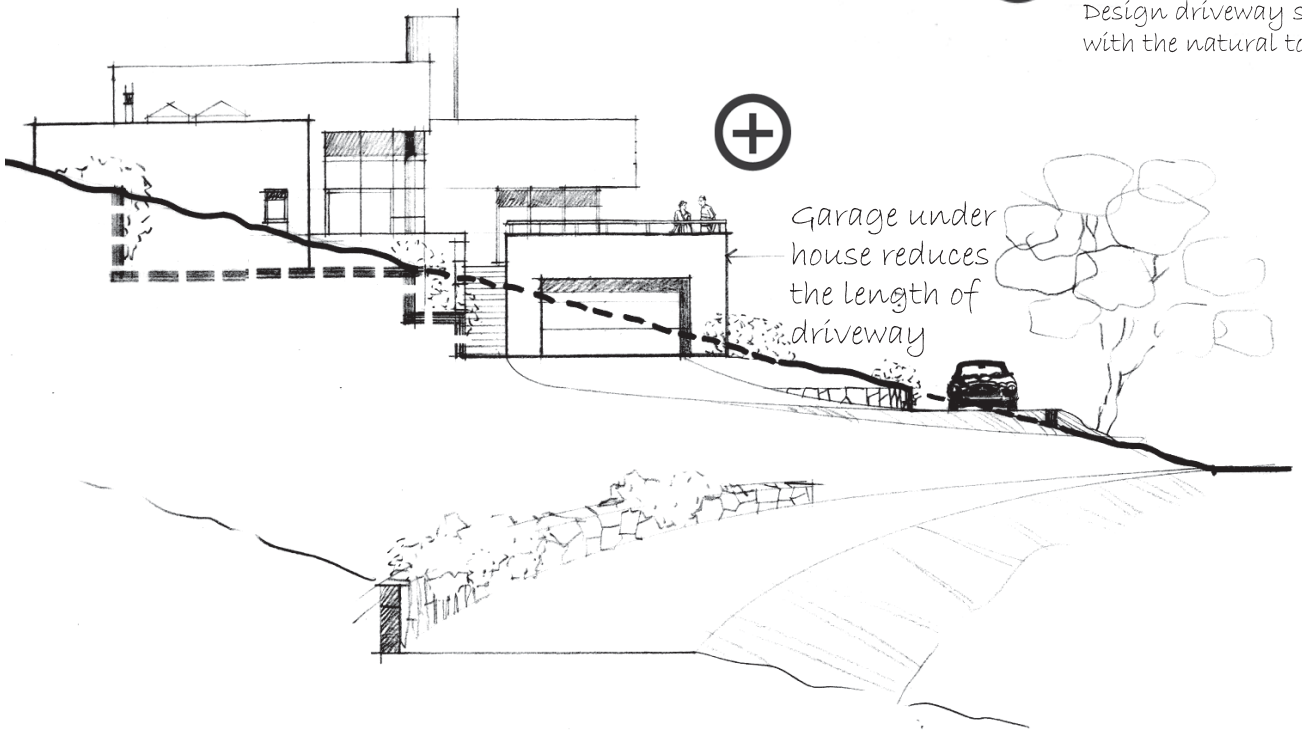
5.1 Set house on the site so that the length of the driveway is minimized.

5.2 Minimize the visibility of driveway cuts from the property.

5.3 Use planting, wall materials, and colors to minimize visual effects of driveway cuts.

5.4 Design driveway slope with the natural topography.





HILLSIDE HOUSING TECHNIQUE #6

Use architectural features that are consistent with the chosen style to break up unacceptable massing.

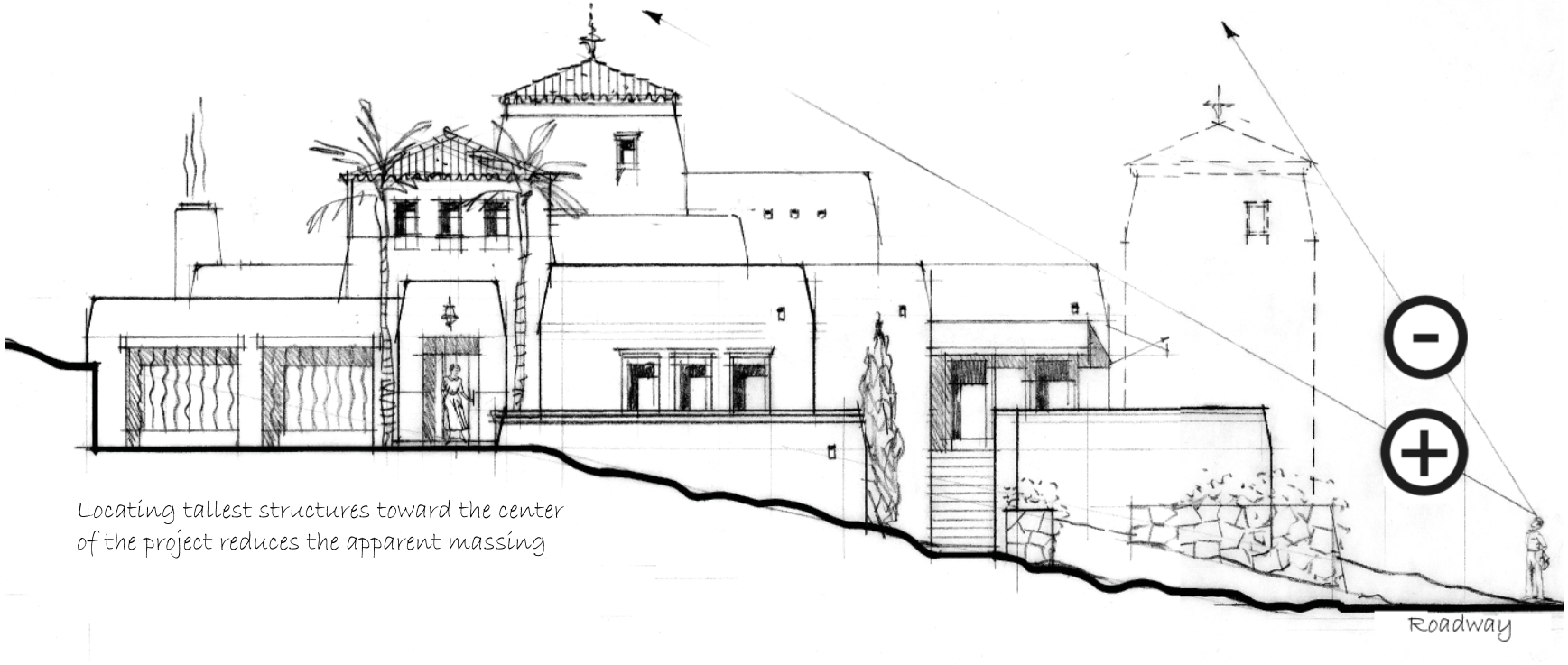
6.1 Vary rooflines.

6.2 Use a combination of vertical and horizontal elements.

6.3 Use doors and windows to create patterns.

6.4 Use stepbacks and projections in the design to create interest.

6.5 Tall elements should be placed toward the center of the uphill portion of the building.



Locating tallest structures toward the center of the project reduces the apparent massing

HILLSIDE HOUSING TECHNIQUE #7
NEIGHBORHOOD COMPATIBILITY

Design structure to fit with the existing neighborhood.

7.1 Be compatible with neighboring houses in terms of proportion, size, bulk, and height.

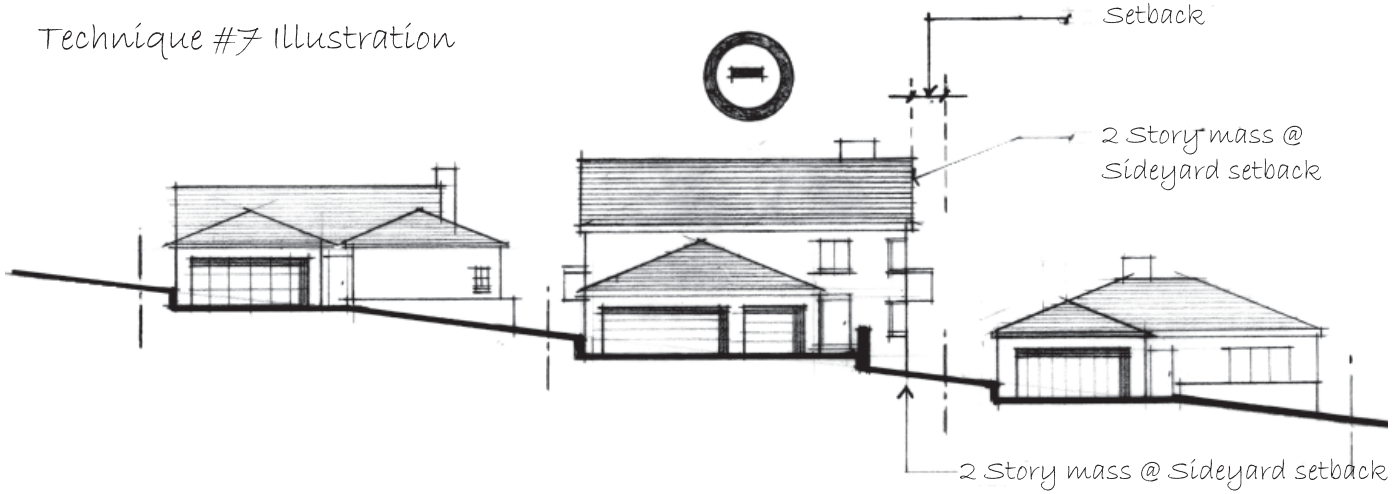
7.2 Review the Compatibility Section of this document, including Architectural Style and General Compatibility Principles.

7.3 Avoid crowding or overwhelming neighboring residences.

7.4 Review Good Neighbor Guidelines section of this document.

7.5 Minimize creation of a vertical canyon effect between houses. When a two-story house is proposed adjacent to one-story houses, the space between them is important. The space between houses should increase as wall height increases.

Technique #7 Illustration



HILLSIDE HOUSING TECHNIQUE #8
DECKS AND COURTYARDS

Locate decks and courtyards in areas compatible with the neighborhood.

8.1 In hillside areas, special consideration is required for decks and outdoor courtyard placement. Depending on topography, these features have the potential to greatly affect downhill neighbors' privacy and noise levels. Often, keeping decks and courtyards within the Zoning Ordinance setbacks listed for a zone district, even when not required, can help to maintain good neighbor relations.

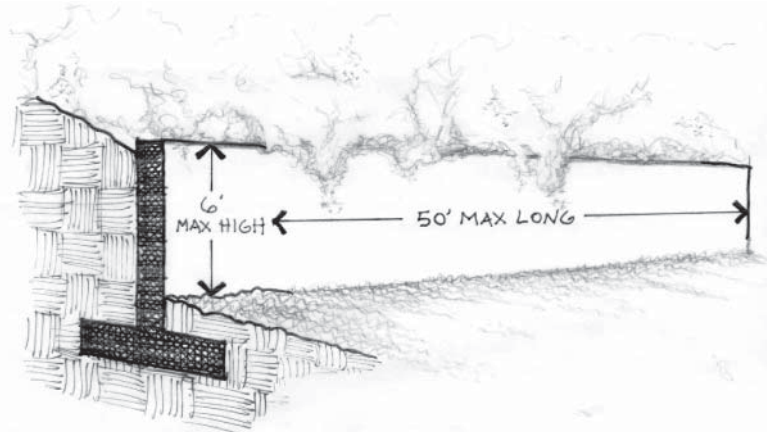
8.2 Place outdoor fireplaces and chimneys in a location that will not impact neighbors' views, privacy, noise or air quality. (Also see Good Neighbor Guidelines pgs. N-47 through N-66.)

HILLSIDE HOUSING TECHNIQUE #9

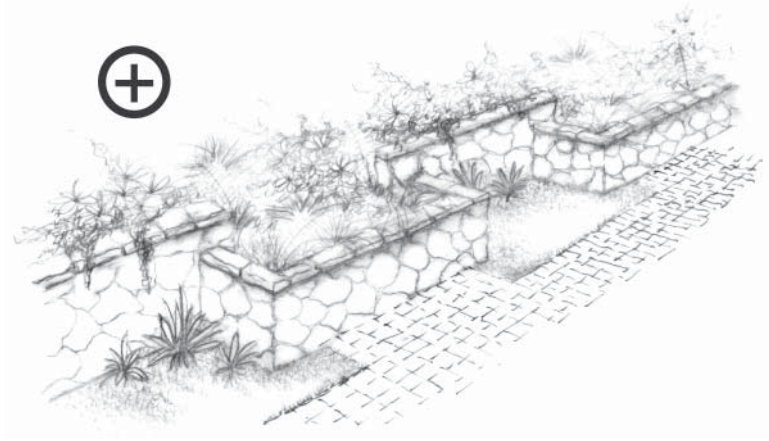
Design retaining walls to blend into their surroundings.

9.1 Minimize length of solid fences, landscape walls, and retaining walls on hillsides. Walls should not exceed 50' in length.

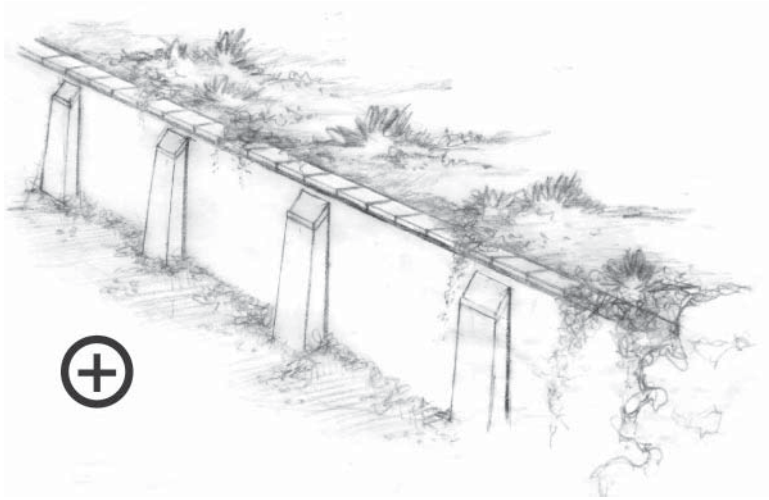
9.2 Minimize fence and wall heights. An 8' wall may be acceptable if the materials are aesthetically pleasing (for example, stone), but a 6' height limit is more appropriate for materials such as stucco.



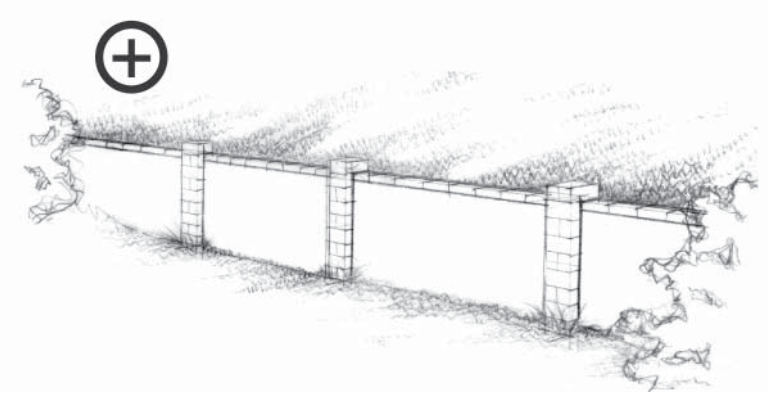
9.3 Long, continuous walls may be acceptable if they undulate, are broken up by buttresses or pilasters, and are of appropriate natural materials such as stone or adobe. Plaster walls may be acceptable at ABR's discretion.



Undulating Wall



Buttress Wall



Pilaster Wall

9.5 Use horizontal lines and proportions to reduce perception of height and bulk.

9.6 Follow topography with fence and wall design.

9.7 Use earth tone colors that tend to blend with the surrounding natural colors of the hillsides and minimize visual effects.

9.8 Use stone or other native, natural materials.

9.9 Integrate vegetation and landscaping with fence and wall design.

9.10 Avoid locating retaining walls near existing walls.

9.11 Retaining walls with fill behind them can be particularly visually disruptive.

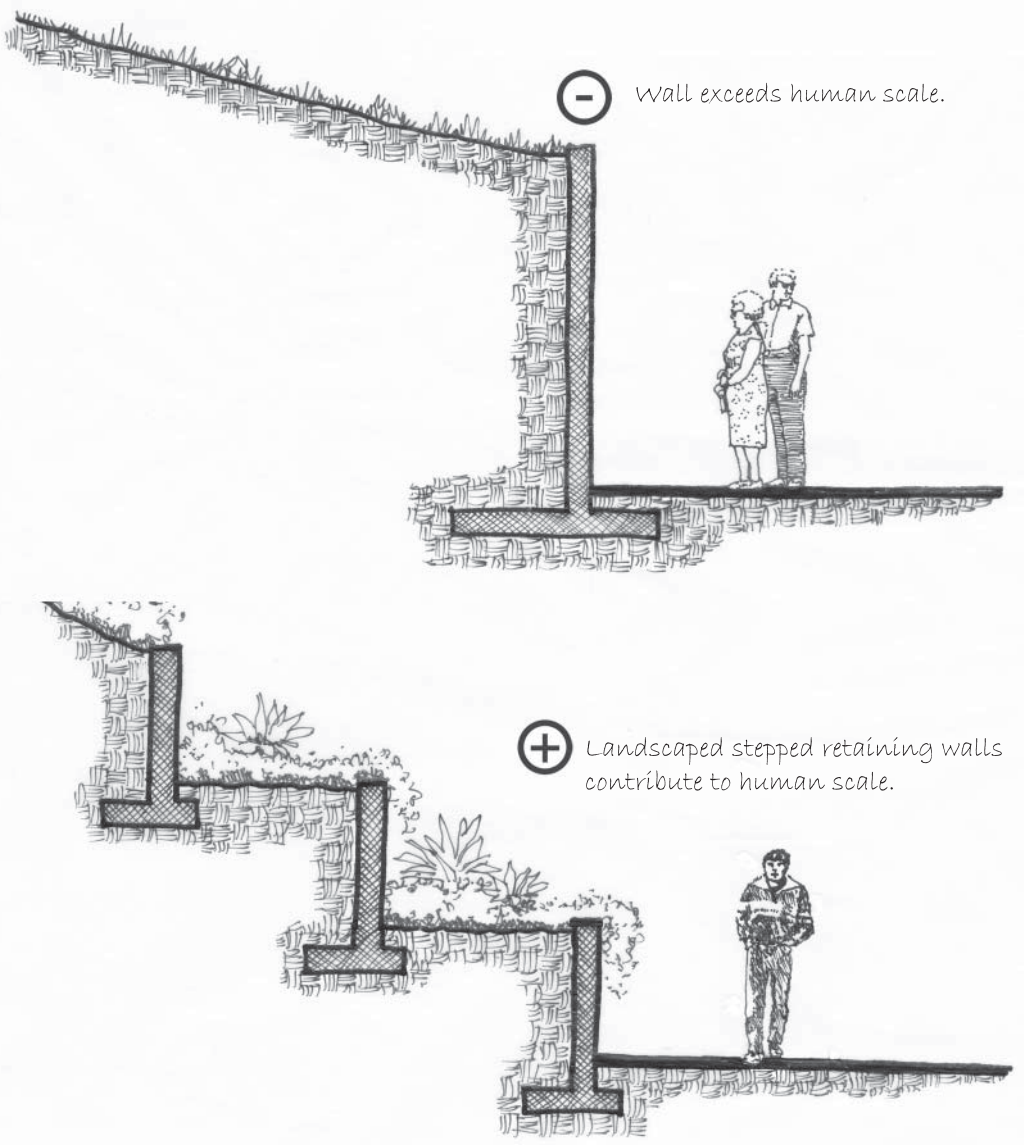
An example of quality wall design and complementary landscaping in the Cielito neighborhood.

Newly completed terraced retaining walls in the Cielito neighborhood blend well with the surrounding terrain and adjacent home. Landscaping plants also complement the terrain and walls.

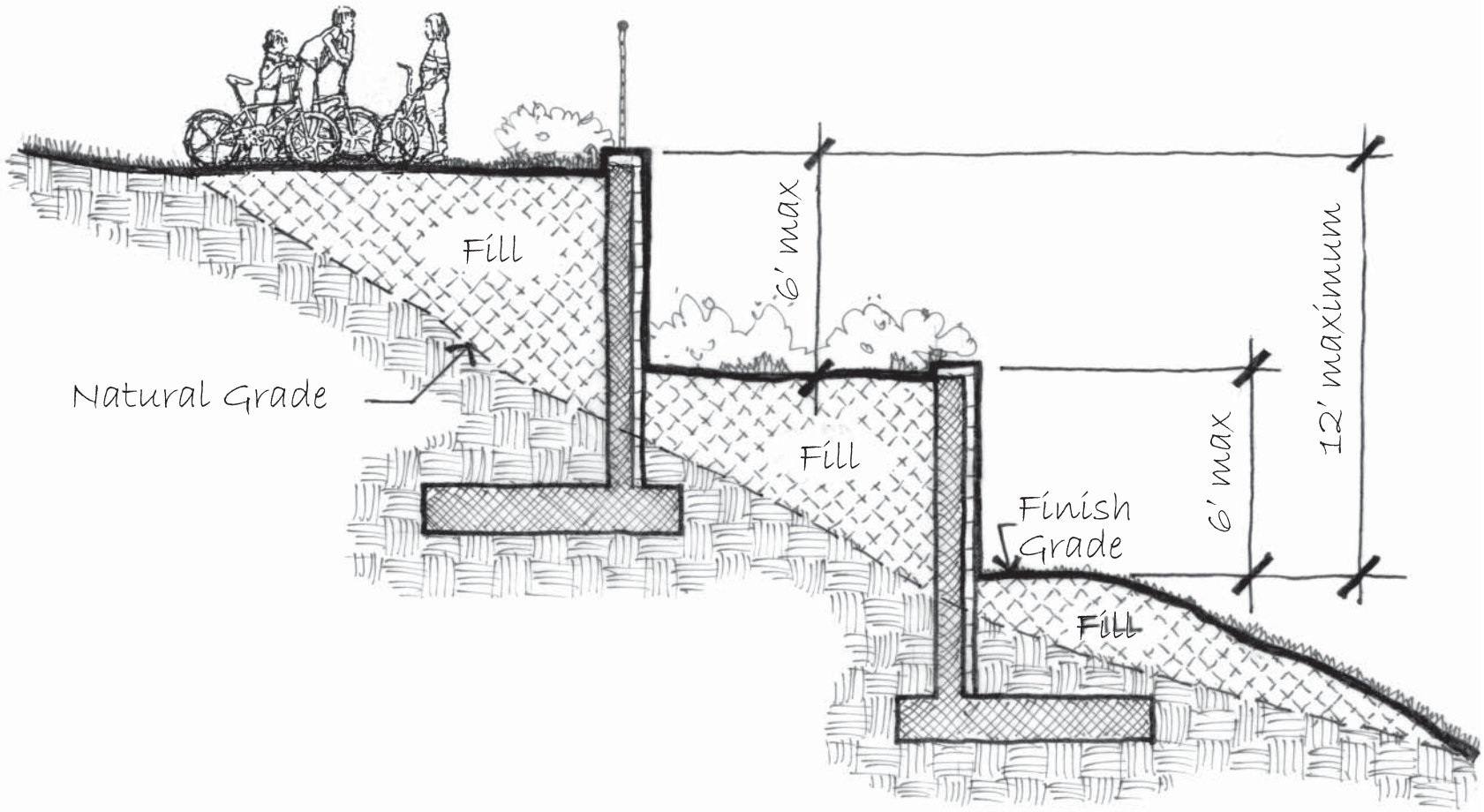
Hillside Housing Technique #9 (cont'd) Design retaining walls to blend into their surroundings

9.12 Stepped or terraced retaining walls, with planting in between, may be an acceptable alternative to tall retaining walls.

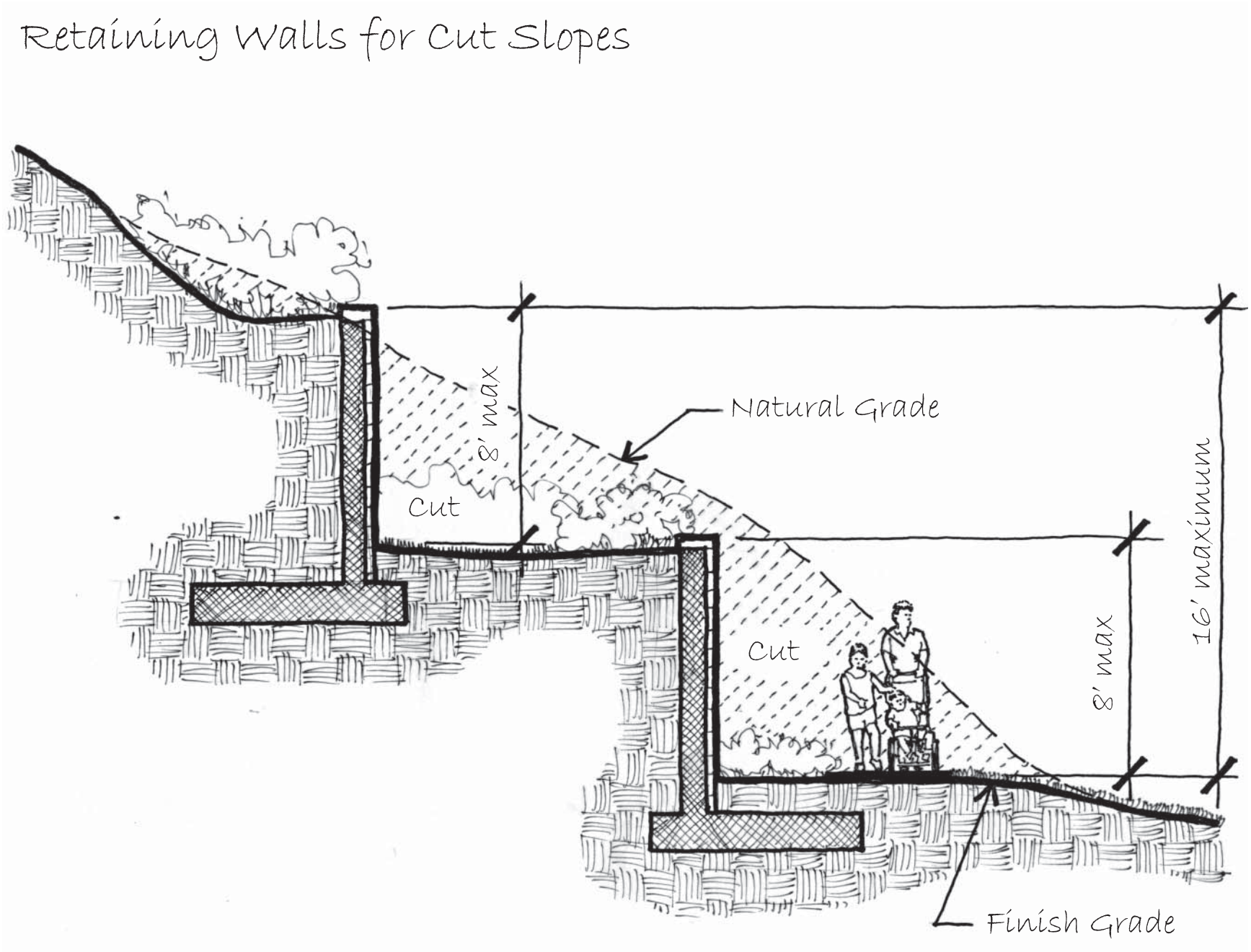
A stepped terrace design avoids creating a tall retaining wall and plantings obscure the short terrace walls in this example on Foothill Road.



Retaining Walls for Fill Slopes



Hillside Housing Technique #9 (cont'd) Design retaining walls to blend into their surroundings



Good Neighbor Guidelines

GOOD NEIGHBOR GUIDELINES

The following techniques can help you remain friends with your neighbors after the completion of your new or remodeled house. They are based on the "Golden Rule": Do unto others as you would have them do unto you."

Think about what your concerns would be if your next door neighbor were proposing to either build a new house or add on to an existing house. Incorporate those concerns into your thinking as you design your own new or remodeled house

BEFORE COMPLETING YOUR DESIGN

- Design your addition or your new house as if you were going to live next door to it.
- Talk with your neighbors and show them your proposed design.
- Consider organizing a meeting with your neighbors to encourage neighbor discussions.
- Reviewing the article regarding "Tips for Managing Conflict with Comfort" provided in this section may help provide guidance for successful discussions.

In General

When your project is reviewed by the Architectural Board of Review (ABR), the ABR will be looking for general compliance with these Good Neighbor Guidelines (See Finding 6 on page 5) along with other Neighborhood Compatibility Findings. The ABR understands that, in some cases, strong compliance with all of the guidelines may not be possible or necessary. However, in cases where there appear to be significant potential issues raised by a project design that would not be posed with a suitable alternative design more sensitive to neighboring properties, the ABR may deny the project. If you would like to clarify for the ABR how your project is generally consistent with the Good Neighbor Guidelines, a couple of techniques can help when you appear before the ABR:

- Briefly highlight how you have designed your project with your neighbors in mind;. and/or
- Summarize for the ABR the results of any discussions you have had with neighbors about your project.

Using either of these techniques can help the ABR to see how you have made a "good faith effort" to be generally consistent with the Good Neighbor Guidelines.

The following topics are covered as well as a number of tips on other topics such as view considerations and successful ways to discuss projects with neighbors.

1. Privacy
2. Landscaping
3. Noise
4. Lighting

1. PRIVACY

It is the intent of these guidelines to advance sound planning in building homes and additions. While it is not the intent to create a right to privacy, a compromise that advances these goals is highly desirable.

1.1 **Visual Distance**

Locate structures and additions to increase visual distance between buildings. Avoiding large two-story building masses at the sides and rear of adjacent single family rear yards can help preserve privacy and sunlight access for your home and for neighboring properties.

Rather than simply following Zoning Ordinance minimum setback standards, consider what a comfortable distance between a proposed addition and an existing neighbor's structure would be. Also consider the pattern of building separation in the immediate neighborhood and design a project compatible with this pattern. Locate areas that require more privacy away from your neighbors. Orient active outdoor areas away from neighbors.

1.2 **Upper Story Decks and Balconies**

Avoid or minimize the number of decks that overlook neighboring properties. Locate upper-story balconies and decks to minimize the loss of privacy for neighboring properties. Upperstory balconies or decks facing the street are usually preferable to upperstory balconies or decks facing a yard area adjacent to a neighbor. Techniques to lessen impacts to neighboring property privacy include the following:

1.2.1 Meeting with neighbors adjacent to proposed upper-story balconies and decks prior to beginning the City application process is strongly encouraged.

1.2.2 Screen second-story balconies and decks from neighboring property by incorporating architectural screening elements such as enclosing walls, trellises, or awnings. For example, effective enclosures might include walls over 4' and perimeter planters facing neighbor's side or rear yards.

1.2.3 Locate second-story balconies and decks to avoid direct sight lines from the deck or balcony to neighbors' windows, open yard, patio, deck, and/or loggia areas.

1.2.4 Set back upper-story decks or balconies over 20 square feet at least 15' from interior lot lines when possible.

1.2.5 Avoid siting any "free-standing" chimneys on upper-story decks or balconies that might block neighbors' views. If Building and Safety minimum clearance standards can be met, chimneys are generally recommended to be less than 8' in height.

1.2.6 In Hillside areas, special consideration is required for decks and outdoor courtyard placement. Depending on topography, these features have the potential to greatly affect downhill neighbors' privacy and noise levels. Often, keeping decks and outdoor courtyards within the Zoning Ordinance setbacks listed for a zone district, even when not required, can help to maintain good neighbor relations.

Positive Neighborhood Amenity	Front Porch
Least Privacy Impact to Neighbors (Preferred)	First floor patios & decks inside setback lines
	2nd Story decks and balconies on front property line
	2nd story decks and balconies on side or rear of house, more than 15' from a neighbor's property line
	2nd story decks and balconies on side or rear of house, less than 15' from property line, less than 3' x 7' in size
Most Privacy Impact to Neighbors (Discouraged)	2nd story decks and balconies on side or rear of house, less than 15' from property line, larger than 3' x 7' in size

Balcony: A platform cantilevered from the wall of a building, usually resting on brackets or consoles, and enclosed with a railing.

Deck: A flat open platform, typically with a railing, either attached to a building or free-standing and supported by pillars, posts, or walls.

"Note: The focus of these photos are the deck privacy features only, please refer to Compatibility Guidelines and Infill Guideline 1 for information regarding designing compatible two story homes."

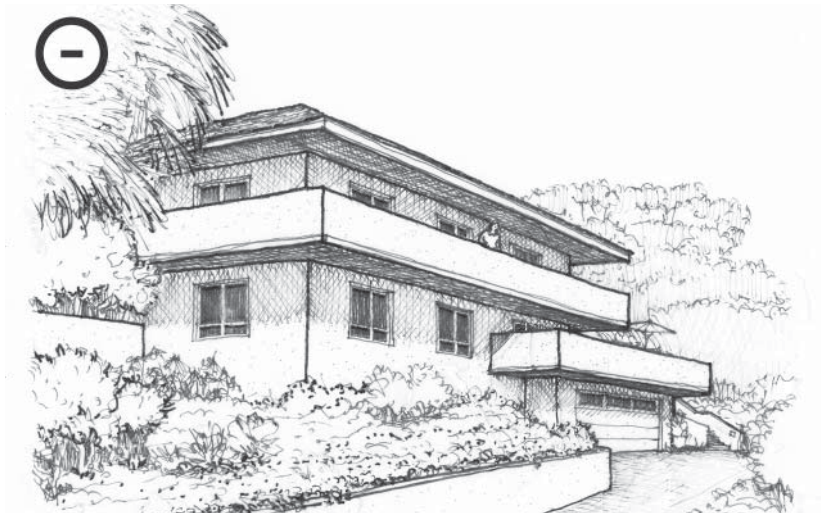
Front yard deck in the East Mesa neighborhood is set forward from neighbors' front building lines and it also features deeply recessed privacy sidewalls. (1.2.2, 1.2.3, 1.2.5)

This front yard deck in the East Mesa neighborhood features a privacy screening wall on the edge of the deck closest to an adjacent neighbor. (1.2.2, 1.2.3, 1.2.5)

This front yard deck in the Alta Mesa neighborhood is set closer to the street than the adjacent neighbor's home, resulting in less privacy impacts to the neighbor's side yard windows and living space. (1.2.3, 1.2.5)

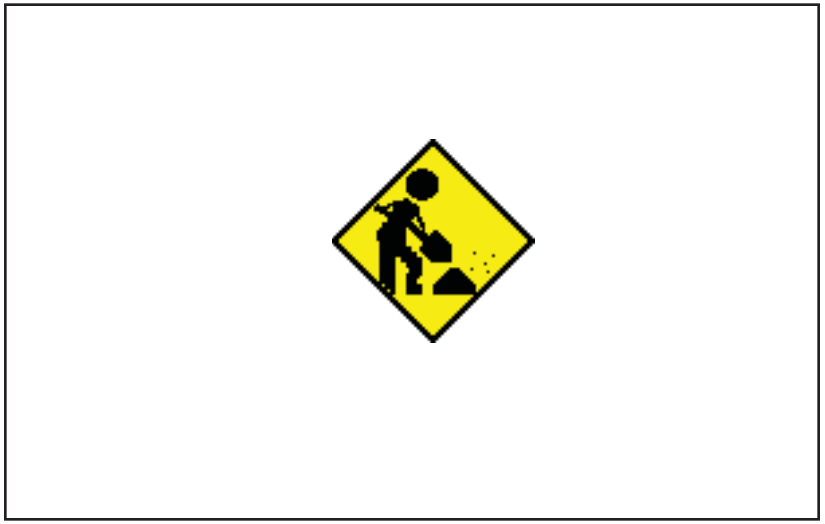
A second floor uncovered deck set into the roof of the first floor maintains the apparent volume of the structure and avoids a "looming" effect in the Samarkand neighborhood. (1.2, 1.2.3, 1.2.5)

Side yard decks invade privacy.



This deck appears to "wrap around" the house, creating the ability for occupants to look over neighboring properties from every point which creates privacy issues for neighbors.

Free-standing decks supported by pillars rather than building elements are less attractive.



Insert Caption Here.

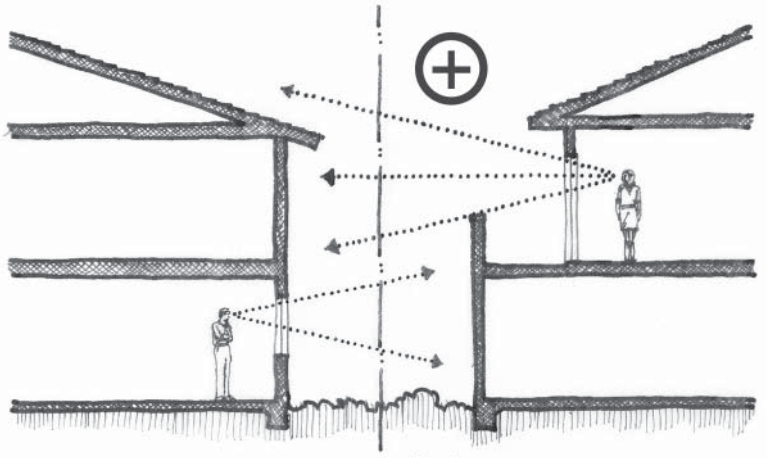
1.3 **Upper-Story Windows:** Minimize the number of windows on proposed buildings that overlook neighboring properties. Orient your upper-story windows to protect your neighbor's privacy. You may not want to see them any more than they want to be seen by you.

1.3.1 Place windows to avoid direct views into existing neighboring windows by offsetting or staggering windows facing neighbors' windows.

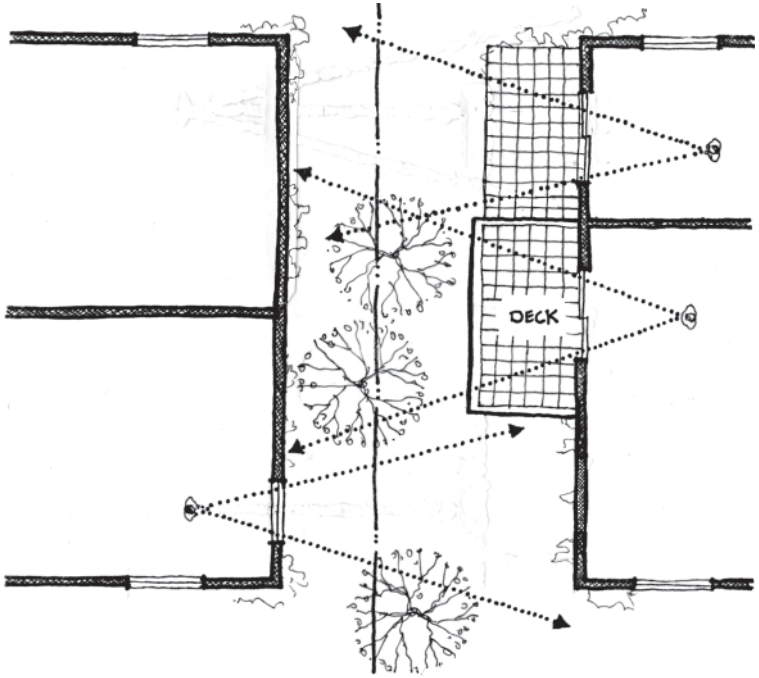
1.3.2 Avoid large upper-story windows overlooking adjacent rear yards.

1.3.3 Use translucent window glass or high windows to allow illumination while protecting privacy.

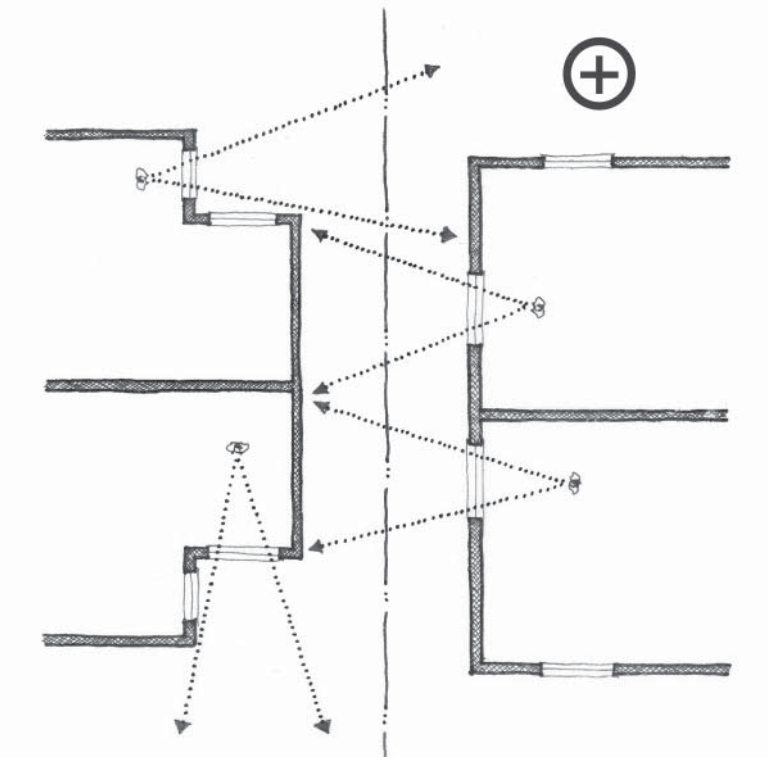
1.3.4 Set back upper floors or increase side and rear setbacks to pull windows farther away from neighboring residences.



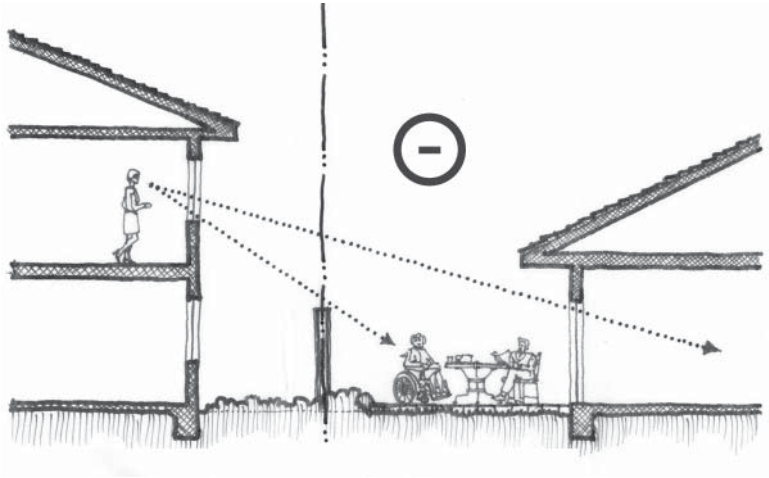
Privacy Views: Setting second stories back further than the first story requirement will help screen views between adjacent houses (1.3.1, 1.3.2, 1.3.4).



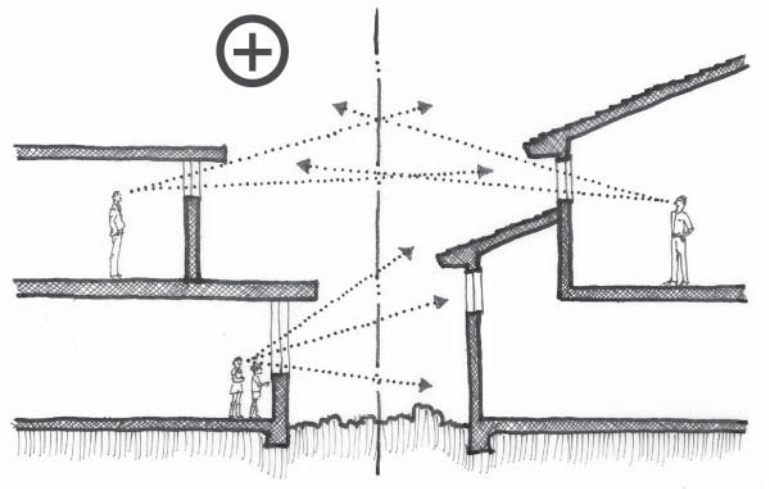
Privacy Views: Offset window location or strategically placed trellises will help prevent views into adjacent houses (1.3.1,).



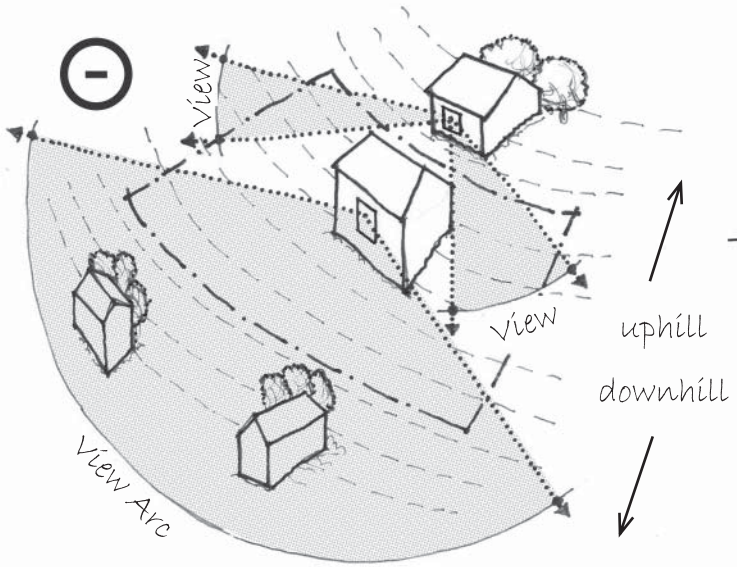
Inset corner windows can help avoid direct alignment with neighbor's windows. (1.3.1, 1.3.4)

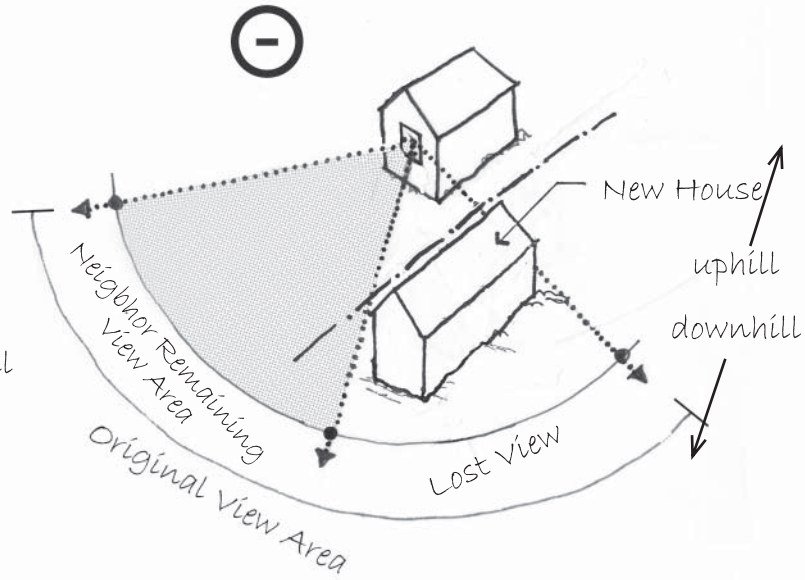


Privacy Views: Avoid placing windows in locations that would look into adjacent windows or active yard spaces, where possible.

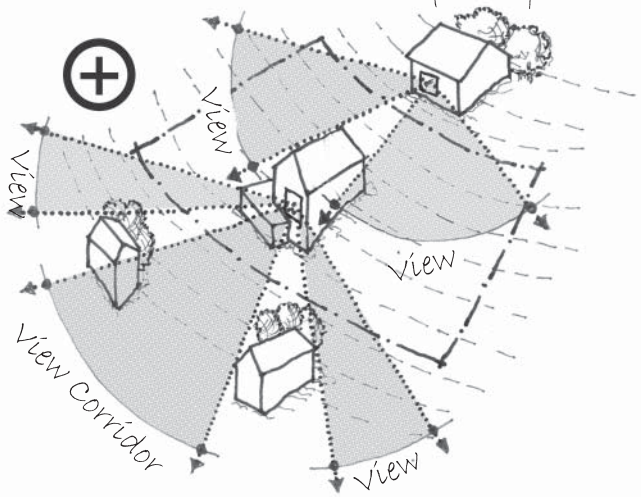


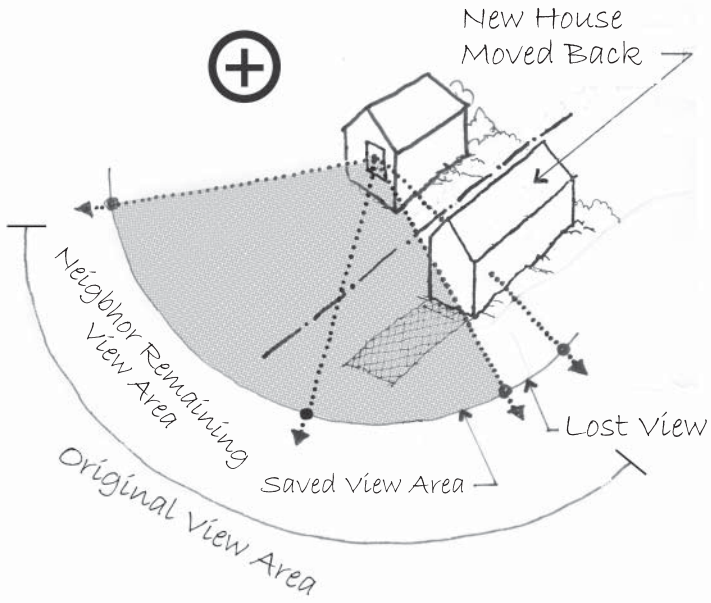
High window placement helps prevent views into adjacent houses. (1.3.1, 1.3.2, 1.3.3, 1.3.4)





A new home sited for full vistas above existing residences downhill blocks views of the uphill homes.





A new home reoriented to step down the hill and located further down the hill achieves a better balance between maintaining uphill neighbors views and achieving a view.

2. LANDSCAPING

2.1 Screening plants, such as hedges on side and rear property lines, should be considered to create privacy between neighbors. Hedges must comply with SBMC 28.87.170.

2.2 Keep existing vegetation that currently gives privacy to you or your neighbors.

2.3 Use landscaping to screen living areas.

2.4 Use evergreen trees and shrubs to provide year round privacy.

2.5 When window placement creates direct views between neighbors that need to be shielded, such as when a balcony placement may allow a line of sight into a neighbor's side or rear yard or if an applicant is not able to stagger windows, a landscape plan to provide additional screening may be required by the ABR.

3. NOISE

3.1 Orient active outdoor areas away from neighbors.

3.2 Avoid placing noise sources at the sides of small lots or near neighboring windows of frequently used rooms (pool or air conditioning equipment, garbage can, parking areas, balconies, barbecue areas, spas, outdoor furniture, etc.).

3.3 Retain or add walls that act as noise buffers.

3.4 Equipment which runs on a regular basis and that must be attached to a structure should minimize noise impacts to neighboring properties. Consider siting air conditioning, pool, and other mechanical equipment as far from neighboring structures as possible and insulate equipment. Municipal Code 9.16.025.C requires that all mechanical equipment not exceed 60 dB(A) CNEL at a residential property line.

4. LIGHTING

Lighting for single-family homes is usually proposed for security reasons, and can be done in such a way that it does not affect neighboring properties. The location and style of exterior lighting for single-family homes can affect both the design of the home and that of neighboring properties. A well-structured light plan for a home will provide sufficient light for adequate site security and complement the home design while not imposing on surrounding neighbors. Night Glow, the effect of artificial lights illuminating the night sky and making stars less visible, has become a concern in neighborhoods. Following these guidelines will help create a serene quality in your neighborhood and allow Santa Barbara's stars to be more visible at night-time.

4.1 Minimize Lighting. Plan carefully to only install lighting where it is needed. Where possible, directional lighting and lower watt bulb use can reduce lighting effects. Indiscriminate flood lighting of broad areas is unacceptable. However, where safety "floodlighting" is proposed for areas such as garage entries, only use lighting activated by motion sensors and directed downward.

4.2 Keep Lighting Low. Light sources should be at ground level.

4.3 Consider Distant Views. Light sources should not be seen from a distance. Is your property on a hillside visible from lower lying areas? Consider how to place lighting on your site in ways that will not be visible from distant locations.

4.4 Driveways. Where possible, design driveways so that headlights do not shine onto neighboring properties

4.5 Walkway Lighting. Along walkways, low level lighting in the form of bollards or fixtures mounted on short posts are the preferred lighting solution. Shatterproof coverings are recommended. Posts should be located to avoid hazards for pedestrians or vehicles. Many solar powered low-level walkway lighting options are available. A few examples are pictured at right.

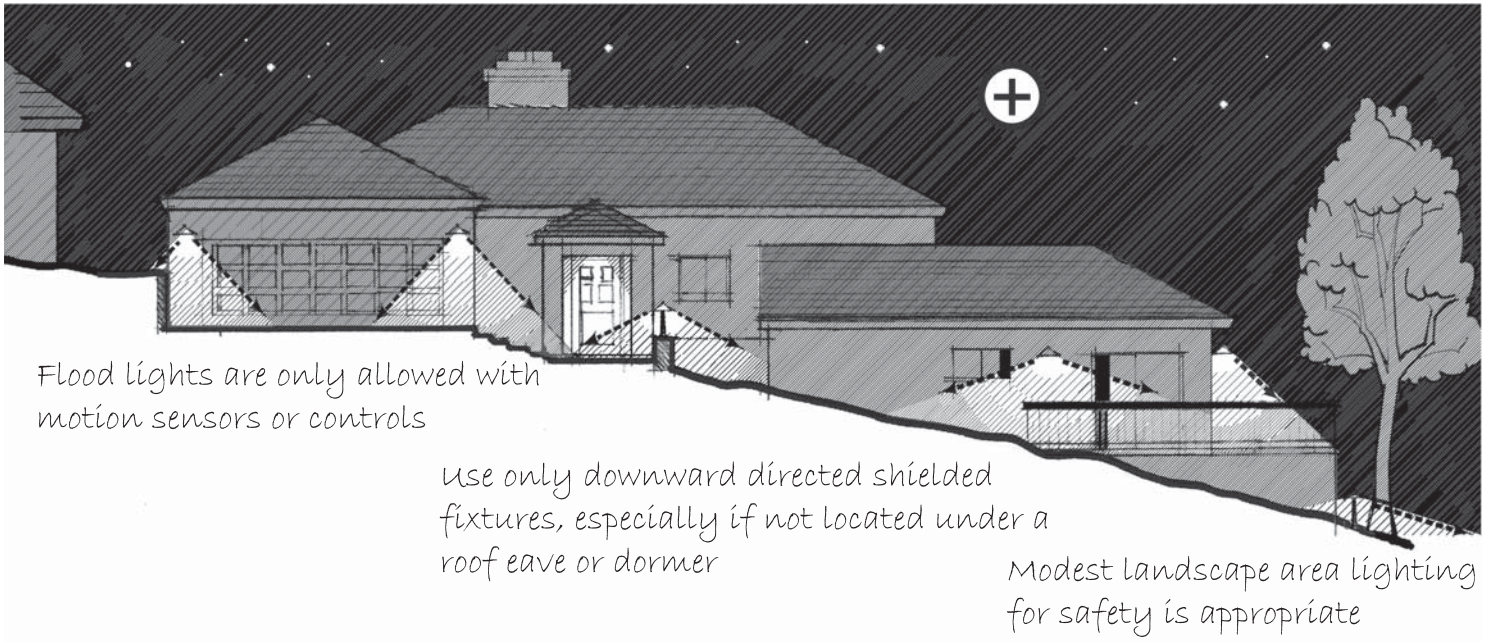
4.6 Light Shielding. Often, when lights are installed, they illuminate a greater area than was intended by the original design. Light screening is one tool that can be used to prevent lights from shining on neighboring properties. Light screening consists of shielding a light to only illuminate a desired area.

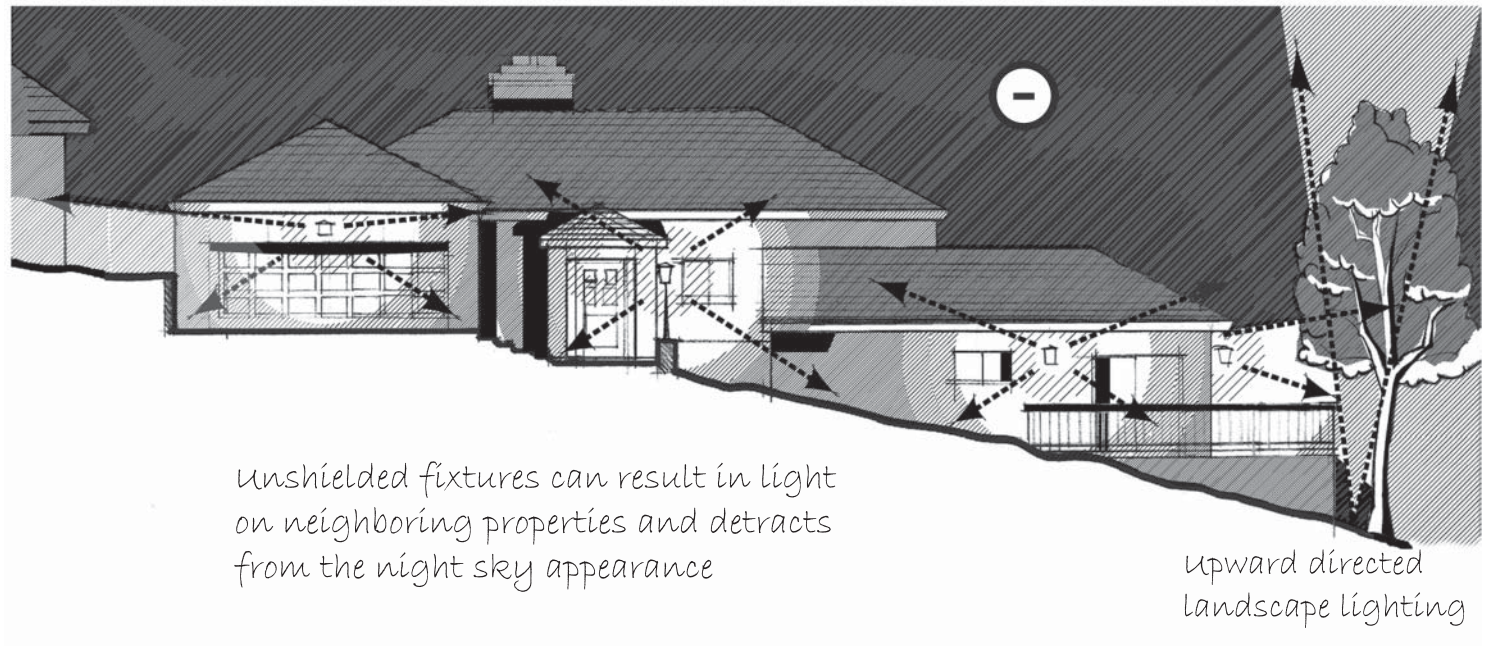
Municipal Code Section 22.75.030.A requires downward directional lighting. The use of the following fixtures is prohibited in all zones:

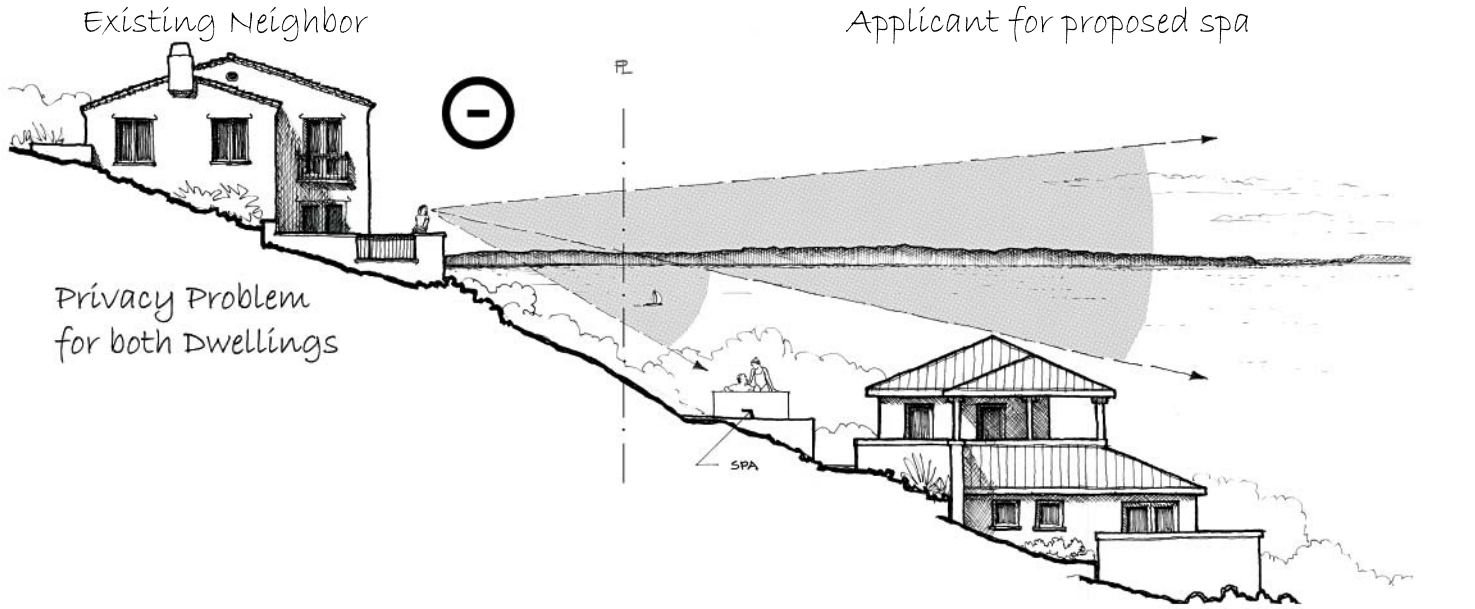
1. Lighting fixtures mounted in such a way as to illuminate a roof or awning.
2. Lighting fixtures mounted to aim light only toward a property line.
3. Lighting fixtures mounted in a way that is distracting to motorists or that interferes with the safe operation of a motor vehicle, as may be determined by the City Engineer.

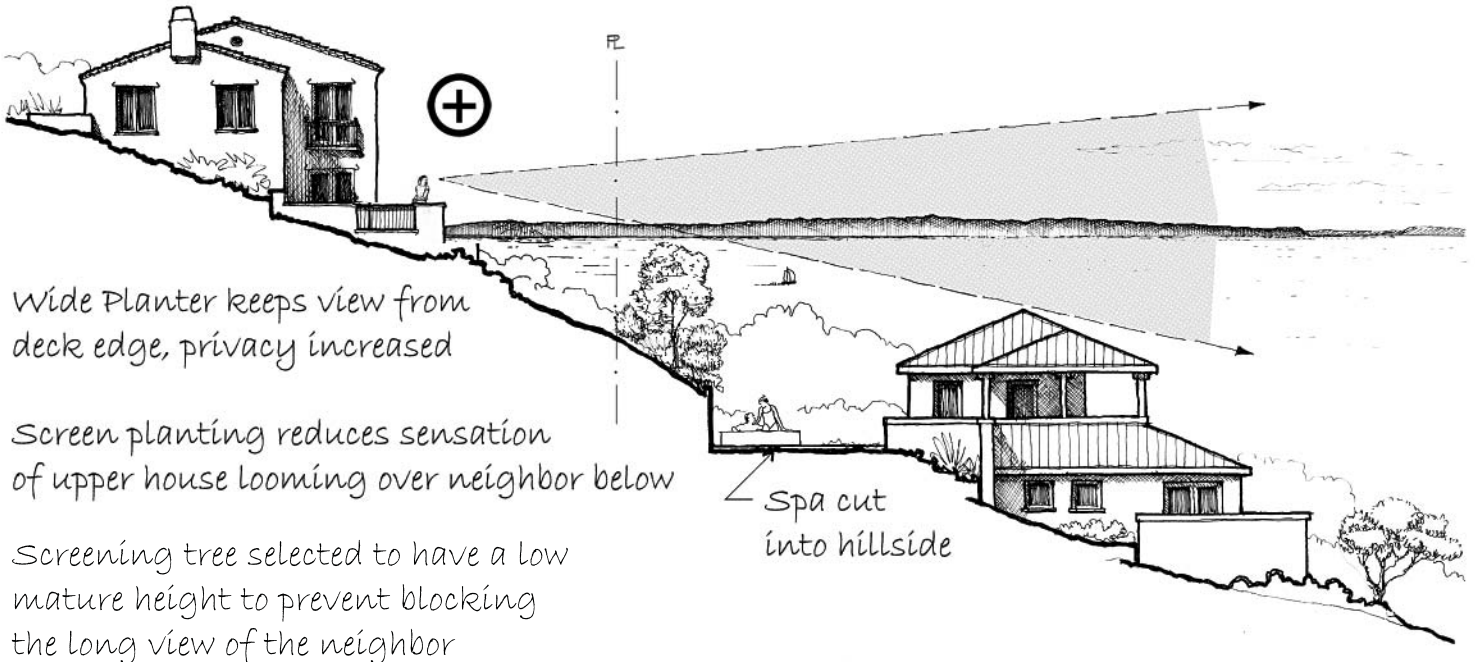
Examples of solar landscape lighting fixtures.

This exterior lighting fixture features an inset light bulb which ensures lighting is only directed downward.


Flood lights are only allowed with motion sensors or controls
Use only downward directed shielded fixtures, especially if not located under a roof eave or dormer
Modest landscape area lighting for safety is appropriate


Unshielded fixtures can result in light on neighboring properties and detracts from the night sky appearance
Upward directed landscape lighting


Existing Neighbor
Applicant for proposed spa
PL
SPA
Privacy Problem
for both Dwellings


PL
Wide Planter keeps view from
deck edge, privacy increased
Screen planting reduces sensation
of upper house looming over neighbor below
Screening tree selected to have a low
mature height to prevent blocking
the long view of the neighbor
Spa cut
into hillside

TIPS FOR CONSIDERING NEIGHBORS' VIEWS

- Visit your neighbors' houses to see how your building will affect their views and work to accommodate their concerns.
- Be sensitive to your neighbors' views in the placement and architectural appearance of your house or addition.
    - Identify neighbors' lines of sight and current views and how both your neighbors' views and your own can be preserved or enhanced through a good design.
    - Where it is possible to preserve a view from a neighbor's property, achieve your project goals and respond effectively to environmental and other site constraints, then locate new dwellings so they interfere minimally with the neighbors' views. Where compromise between these various project components must be made, if possible, strive to place a new dwelling so that similar amount and quality of private views may be achieved on a neighbor's property as on your property.
- Reduce height of the structure to minimize blockage of views.
    - Define neighbors' views and how your new project will affect the views.
    - Introduce methods that can be used to limit height blockage.
    - Be sensitive to the existing size and bulk patterns in the neighborhood.
    - Locate higher portions of the structures to minimize view blockage.
    - Consider views from major living areas as well as other high quality views.
    - Avoid tall landscaping that interferes with your neighbors' views. Consider the mature plant growth height when selecting plants.
    - Screen solar panels, satellite dishes, radio antennae and other equipment from neighbors' views to the maximum amount possible.
    - Refer to pages 16 - 17 and 26 regarding design techniques to minimize impacts on views

TIPS FOR MINIMIZING CONSTRUCTION IMPACTS

- Tell neighbors:
    - When work will begin and the approximate completion date
    - Who they can contact if any problems or concerns arise
- Limit the noise of power tools to standard business hours. Municipal Code 9.16.015 specifies that a special permit must be requested for construction to occur between 8:00 p.m. and 7:00 a.m.
- Have materials dropped in the driveway or yard, not the street.
- Have dumpsters removed as soon as they are full; only keep them when they are truly needed.

TIPS FOR MANAGING CONFLICT WITH COMFORT

Value of conflict. Conflict can strengthen and enhance relationships, or it can destroy them. Since we tend to regard conflict as negative, the first step toward constructive conflict is to recognize both positive and negative aspects.

Positive outcomes of conflict resolution can include:

- Opens communication between people.
- Replacement of old goals with more relevant ones.
- Increase innovation through a greater diversity of viewpoints.
- Groups and individuals achieve greater awareness of their own identities.
- Leads to innovative and better solutions to problems.
- Strengthens relationships and interpersonal skills.
- Improves problem solving skills.
- Provides an opportunity to avoid aggression.

Negative outcomes of conflict can include:

- Misallocation of limited organization resources (time and money) to circumvent the conflict.
- Barriers to communication, cooperation, and understanding.
- Lower productivity and diverted energy from accomplishing goals.
- Negative impact on mental and physical health.
- An "Us vs. Them" environment.
- Irresponsible behavior and distortion of goals or motives.

Value constructive controversy. Thoughtful dissent (what may appear to be interpersonal conflict) results in reaching better decisions. Conflict resolution is not about eliminating disagreements, diversity of opinion, or alternate viewpoints that are crucial to good decision making. Good leaders build dissent and controversy into the decision-making process so that people are more willing to speak out and offer ideas contrary to their own. Take the time - and encourage others - to listen to ideas, information, facts, or concepts that are contrary to your own. Too often 'conflict resolution' takes the form of suppressing all disagreements, rather than using them as decision improvement opportunities.

Before you work on a resolution. Keep in mind these ideas before you start to work on an issue:

- Be sure it's a real problem worth spending the time to resolve.
- Focus on the root causes of the problem - not just the symptoms or personalities.
- Be prepared to work toward a mutually agreeable solution - not just winning your point of view.
- Prepare yourself to listen and understand other points of view on the issue.
- Keep some perspective. Disagreement and conflict are expected whenever people coexist. Relationships are not destroyed - and often enhanced - by working towards a mutually agreeable solution.
- Remember that it's all right to disagree, and the other person is not wrong to disagree with you.

Listen for perspective. Understanding other perspectives is a key to finding resolution. Use reflective listening techniques such as paraphrasing, repeating back, and non verbal signs. Do your best to understand the frame of reference of the speaker; seek out the background and life experiences on which they base their perspective.

Own your part. It takes at least two or more parties for a conflict to exist. Be willing to take responsibility for your contribution to the problem. Acknowledging your contribution (or perceived contribution) can be an important first step in the resolution process by opening communication and lowering barriers.

Be the first to make a concession. Take the lead in making the negotiation work. An early concession in an area important to the other person/group usually results in their reciprocation in other areas or ideas. Take the lead in suggesting trade-offs by giving something another person wants in return for something you want.

Stay objective. In the heat of discussion, it's easy to display your feelings and emotions to a point they block the possibility of resolution. Use "I messages" and other techniques to talk about your feelings rather than acting them out. Work on not letting your own feelings block you from hearing what the other person is saying.

Practice effective communication skills. You model the way and encourage resolution when you apply good communication skills during the discussion:

- Listen and make sure the other person knows you're listening.
- Maintain eye contact.
- Use the person's name.
- Take notes, if appropriate, to show interest.
- Don't interrupt - let the person fully express their thoughts and feelings.
- Ask questions to clarify and confirm details.
- Stop talking and listen again.

Deal with one issue at a time. Maintain your focus on the point of conflict. There is a temptation to bring up unresolved issues from the past in an attempt to catch the other person off guard. This can start a second conflict unrelated to the first. If an unrelated issue is raised, do not respond except to indicate that it is not what you are dealing with at the time. Try suggesting that it be dealt with at a later time. Many times these other issues become insignificant once the key conflict is resolved. One exception is if the secondary issue is, in fact, the root cause and is blocking the resolution of the current issue. If so, move to resolve the secondary issue first.

Search for the "win/win". When working on an issue constantly search for arrangements where both parties are involved in a "win".

Timing. Find a time when all parties are ready and willing to work on dealing with the conflict. Give everyone a little time to deal with anger or the "heat of the moment" and prepare them to deal with the issues. Finding the right time helps prevent unnecessary defensiveness, resentment or personal animosity that occurs when one of the parties feels dragged into the discussion.

Reacting to unintentional remarks. Often in the heat of a discussion things are said that are regretted an instant later.

TIPS FOR MANAGING CONFLICT WITH COMFORT (CONT'D)

This is particularly true when the issue is of deep personal significance to one or both of the parties. It occurs because often people don't know precisely what they think or feel until they hear themselves verbalizing these feelings or thoughts. When such a questionable comment is made, determine whether it accurately conveys what the speaker meant. If not, everyone should ignore it and move on. If yes, it may indicate a root cause of the conflict and should be further explored.

Discussion techniques. Try some of these ideas to help diagnose the conflict and identify the root cause(s):

- Ask those who disagree to paraphrase one another's comments. This may help them learn if they really understand one another.
- Ask each member to list what the other side should do. Exchange lists and seek options which all parties can live with.
- Search for cause, not blame.
- Seek closure at the end of a discussion by summarizing points made and points agreed upon.

Allow for saving face. Being 'right' and devastating one's opponent may be personally satisfying. However, this approach produces only momentary satisfaction and can be very costly by precluding any solid resolution and spawning future retaliation. The longer a conflict goes on, the higher the ego involvement and the greater the need to save face. Everyone should keep this in mind when seeking resolution, but above all opponents must be allowed to save face. This is particularly critical when it becomes clear one party cannot win a particular argument. The person who allows a graceful retreat accords the opponent the respect that is deserved. This approach usually results in some degree of appreciation from the opponent, which is valuable in reaching a consensus on a resolution and in future encounters.

Focus on interests not positions. Focus on what is wanted rather than why it is wanted. It is essential to clearly establish what each party wants and how the objectives differ. Spending energy on why each party wants what he or she wants can be a waste of time and an invitation to a psychological melee. In fact, very few people know exactly why they want what they want. Most are not too concerned with their own motivation - for them, it's simply enough that they want it. The best strategy is to avoid asking and answering queries about motivation and instead concentrate on accomplishing the specific goals of each party.

Hot buttons. Be aware of your hot buttons - those words, phrases, mannerisms or approaches that raise your defenses and block listening and objective thinking. When they occur, consciously set them aside. Try to identify the hot buttons of the other party and avoid those trigger points. They may provide immediate gratification but do little to resolve the issue.

Avoid solutions that come too quickly. When an issue is resolved too quickly or a simple but incomplete resolution is agreed to, the negative side effects are usually more painful and damaging in the long run than the original issue itself. Unfinished elements do not go away and will surface later, or

a party who later feels unsatisfied with the resolution will feel free to create future conflict on the same issue. The easiest solution is not always the best one because it tends to treat symptoms and thereby obscure the real problem. Allow enough time for the parties to explore the disagreement and all possible resolutions. As each piece of an agreement is reached check for other options. Look for any signs of concern and check if all involved can live with it. Abandon ideas - no matter how good you think they are - that receive little commitment or enthusiasm. Search for the second or third 'right' answer.

Keep your sense of humor. A conflict can be viewed as serious and grim business. However it's important that participants not loose their perspectives. One of the best ways to retain perspective is to use positive humor. A well timed humorous remark (about content not parties involved) is a great way to recognize the humor of the situation. The parties involved may be unable to control their laughter and subsequently may find the conflict has disintegrated. It's important for participants to remember to take the issues and conflict seriously - not themselves.

A Process for Managing Conflict and Disagreement Constructively. A systematic process for dealing with conflict and disagreement is vital to producing desirable outcomes. Remember to follow these six steps:

1. *Diagnosis:* Identify the root cause of the differences or conflict.
2. *Consider options:* Explore differences and discuss alternatives which meet the goals and objectives of all parties.
3. *Plan:* Select a strategy from the options and create an action plan for implementation. Write out the plan with specific agreements and consequences for not living up to commitments.
4. *Do:* Implement and monitor the plan while maintaining a tone of mutual respect and goodwill.
5. *Check:* Meet again to evaluate the success of the action plan in resolving the conflict and verify the agreement is being honored. Make changes or take corrective action. Reinforce each other's positive behavior.
6. *Act:* Learn from the experience and apply the process in other conflict or disagreement situations. Continue working on the agreement, action plan and relationship.

TEST YOUR CONFLICT MANAGEMENT SKILLS

- □ Do you view conflict as an opportunity for growth, rather than a contest to win or something to avoid?
- □ Have you recently questioned or changed a deeply held belief?
- □ Can you remove yourself at times from a conflict situation, putting yourself in the place of a neutral observer?
- □ Do you search for cause rather than blame?
- □ Do you search for common ground more than differences?
- □ Are you as interested in learning from the other party as you are in making your own views known?
- □ Do you rely on your own good judgment rather than allowing group loyalty to stand in its way?
- □ When the other party is talking, do you focus on their needs and concerns rather than your own?
- □ Do you maintain eye contact with the speaker?

TIPS FOR MANAGING CONFLICT WITH COMFORT (CONT'D)

- □ Do your responses allow open expression of the other party's view rather than judging them?
- □ Do you give feedback by asking informational questions and paraphrasing?
- □ Do you look for clues for agreement or discomfort in the other party's body language?
- □ Do you allow - even encourage - the other party to point out your own erroneous assumptions?
- □ Do you make every effort to hear the other party and establish good will before stating your needs?
- □ Do you clearly express your own needs?
- □ Are you sensitive to the best time to meet?
- □ Do you look for options agreeable to both parties?
- □ Do you invite the other party to explore other options by asking "What if …?"
- □ Can you recognize when different conflict modes are being used or could be used?
- □ Do you establish boundaries - the minimum you can accept and the maximum you can give?
- □ Do you work with the other party to establish an action plan for mutually established goals and behavior changes?
- □ Do you check for agreement and understanding on agreed on resolutions?

NEGATIVE VS. POSITIVE CONFLICT

Negative Conflict	***Positive Conflict***
Happens when …	**Happens when …**
It escalates. It leads to hostility and fear. It leads to accusation and threats. Issues proliferate • From one to many Specifics are replaced by general issues. • From specific behavior to entire relationship. Concern for self turns into retaliation. • Objectivity wanes • Statements become personal attacks • Getting even and hurting others is primary. The number of parties involved increases. • Indirect attack and gossip reigns • Factions and cliques form	It is manifested as a symptom of discontent. It produces change for the better. • e.g. outdated policies revised; It produces gains, innovations and new ideas. It fosters unity and understanding. You gather information on how to better understand others for future use. It brings about behavior changes. • Harmony between what you believe and what you do develops

From "Dealing with Conflict & Confrontation" by Helga Rhode, Pys.D.

Supplemental Information

What is Building Green and What Does it Mean for You?

The built environment has a profound impact on our natural environment, economy, health and productivity. Building green is a design and construction method that recognizes this impact and focuses on creating buildings that minimize the impact on the environment while positively affecting the economy and the health of the building occupants. To address these impacts, building green focuses on 4 major components:

1 ***Energy & Water Conservation***
Measures such as creating tight, well insulated spaces, incorporating day lighting and installing ENERGY STAR equipment reduce energy use, while smart irrigation controllers & next generation water saving devices to conserve water.

2 ***Site Planning***
These measures include implementing erosion control measures during construction and orienting the building to appropriately capture solar energy and cooling breezes.

3 ***Material and Resource Use Reduction***
Through the use of products made of recycled materials or reusing existing building structures.

4 ***Indoor Air Quality Improvements***
Through the focus on the health of the users by utilizing fewer chemical

1825 De la Vina

Utilizing the Built Green Santa Barbara rating system, this project achieved the highest rating of three stars by implementing green building features such as energy star appliances, no voc paints, high efficiency furnace and salvaging existing wood.

Photo by Emily Hagopian

Created by
City of Santa Barbara
Planning Division and Environmental Services Division
630 Garden Street
Santa Barbara, CA 93101
805.564.5470

Building Green in Santa Barbara

Planning a Construction Project?

Remodeling Your Home?

Then You Might Consider Building Green

US Representative Lois Capp's Santa Barbara house showing the use of photovoltaic panels on the roof.

Photo by Emily Hagopian.

What is building green and what does it mean for you? Look inside for the answer to these questions and for additional resources providing in-depth information.

Ready to be Green?

Are you interested in building green? Here are some great websites that offer educational information, as well as information regarding products you can use to green your home or construction project

Built Green Santa Barbara (www.builtgreensb.org) was created by the Santa Barbara Contractor's Association and offers a rating system for green home remodels and new home construction.

United States Green Building Council (www.usgbc.org) provides the most widely used rating system for green buildings.

Building Green (www.buildinggreen.com) offers information designed to help improve the environmental performance of buildings.

Oikos (www.oikos.com), which is a Greek word for home, is devoted to serving professionals whose work promotes sustainable design and construction.

Alameda County in California (www.stopwaste.org) offers tremendous amounts of information regarding green building.

County of Santa Barbara Innovative Review Committee (www.countyofsb.org/plandev/bldg-safety/ibrp/default.html) offers incentives for residents and businesses in the county to build green.

Green Building Guidelines for Santa Barbara County (http://www.sustainabilityproject.org/pdfs/1Intro.pdf) offers green building guidelines for construction created by The Sustainability Project.

The Environmental Protection Agency's ENERGY STAR Program (www.energystar.gov) certifies various products and even whole houses that are more energy efficient than the standard.

Why Build Green?

Building green is rapidly gaining popularity as more architects, builders, and homeowners recognize its benefits. These benefits fall into three main categories:

Environmental benefits.

Buildings are major contributors to consumption and waste. For example, buildings in the U.S. consume approximately 65% of all electricity used. Building green can:

- Enhance and protect ecosystems and biodiversity
- Improve air and water quality
- Reduce solid waste
- Conserve natural resources

Economic benefits.

Through the focus on efficiency, conservation of resources, and natural lighting, green building can:

- Reduce operating costs
- Enhance asset value and profits
- Improve employee productivity and satisfaction
- Optimize life-cycle economic performance

Health and community benefits.

People spend the vast majority of their time in buildings and their health can be negatively impacted through the use of toxic chemicals in paints, carpets, and sealants. Building green focuses on the use of fewer toxic materials and can:

- Improve air, thermal and acoustic environments
- Enhance occupant comfort and health
- Minimize strain on local infrastructure

Books

- Green by Design: Creating a Home for Sustainable Living, *Angela Dean*
- The New Ecological Home: A Complete Guide to Green Building Options, *Dan Chiras*
- Green Building Products: The GreenSpeca Guide to Residential Building Materials, *Sarah Susanka*
- The Not So Big House, *Sarah Susanka*
- Green Buildings Pay, *Brian Edwards*
- Sustainable Landscape Construction: A Guide to Green Building Outdoors, *J. William Thompson*
- Green Remodeling: Changing the World One Room at a Time, *David R. Johnston, Kim Master*
- Green Building Resource Guide, *John Hermannsson*
- The Passive Solar House, *James Kachadorian*

Building Green Strategies

Building green strategies can be used in everything from single room remodels to skyscrapers. Below are some examples of these strategies.

New cabinets created from wood salvaged from old cabinetry.
Photo by Emily Hagopian.

Skylights and windows are excellent ways to utilize natural light and reduce the need for artificial lighting.
Photo by Emily Hagopian.

Bamboo flooring is considered more sustainable than wood due to bamboo's fast growth cycles.

Insert Sample Master Application

INSERT SAMPLE SUPPLEMENTAL APPLICATION

RESIDENTIAL ZONING REQUIREMENTS

Zones	Maximum height limits (feet)	Minimum lot area for newly created lots (sq. ft.)[1]	Required lot frontage for newly created lots (feet)	Front yard setbacks (feet)	Interior yard setbacks[2]	Open yard area required (sq. ft.)[3]
A-1	30'	43,560	100'	35'	15'	1,250
A-2	30'	25,000	100'	30'	10'	1,250
E-1	30'	15,000	90'	30'	10'	1,250
E-2	30'	10,000	75'	25'	8'	1,250
E-3	30'	7,500	60'	20'	6'	1,250
R-1	30'	6,000	60'	One-story* Two-story**	5'	1,250

*One-story: 15', without garage facing street. **Two-story: 20', with garage facing street

[1]These minimum lot sizes are increased based on the average slope of the property:
- between 10 and 20% - 1.5 times minimum lot size
- between 20 and 30% - 2.0 times minimum lot size
- over 30% - 3.0 times minimum lot size

[2]These setbacks apply to both Side and Rear yards.

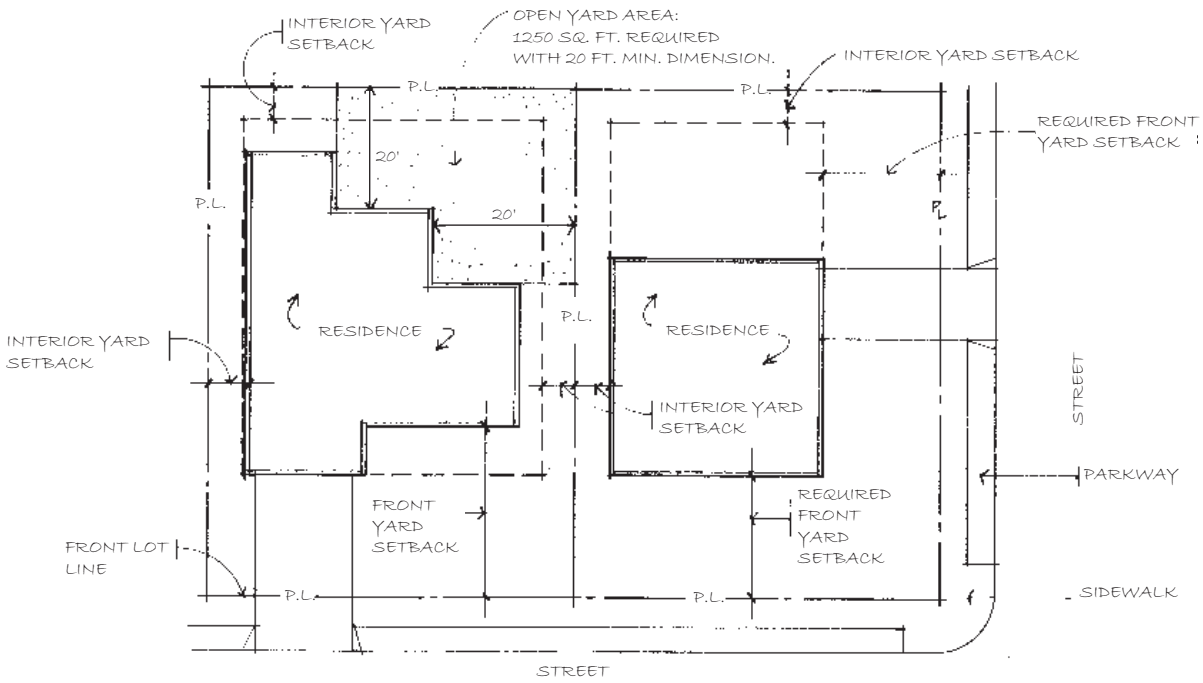
[3]Open yard area does NOT include:

A. Cut or fill slope greater than 20% in slope;

B. Any portion of the front yard;

C. Paving for motor vehicles;

D. Any portion of a yard less than 20 feet in length, width or other horizontal dimension measured perpendicular to the boundary of the yard.



NOTES:

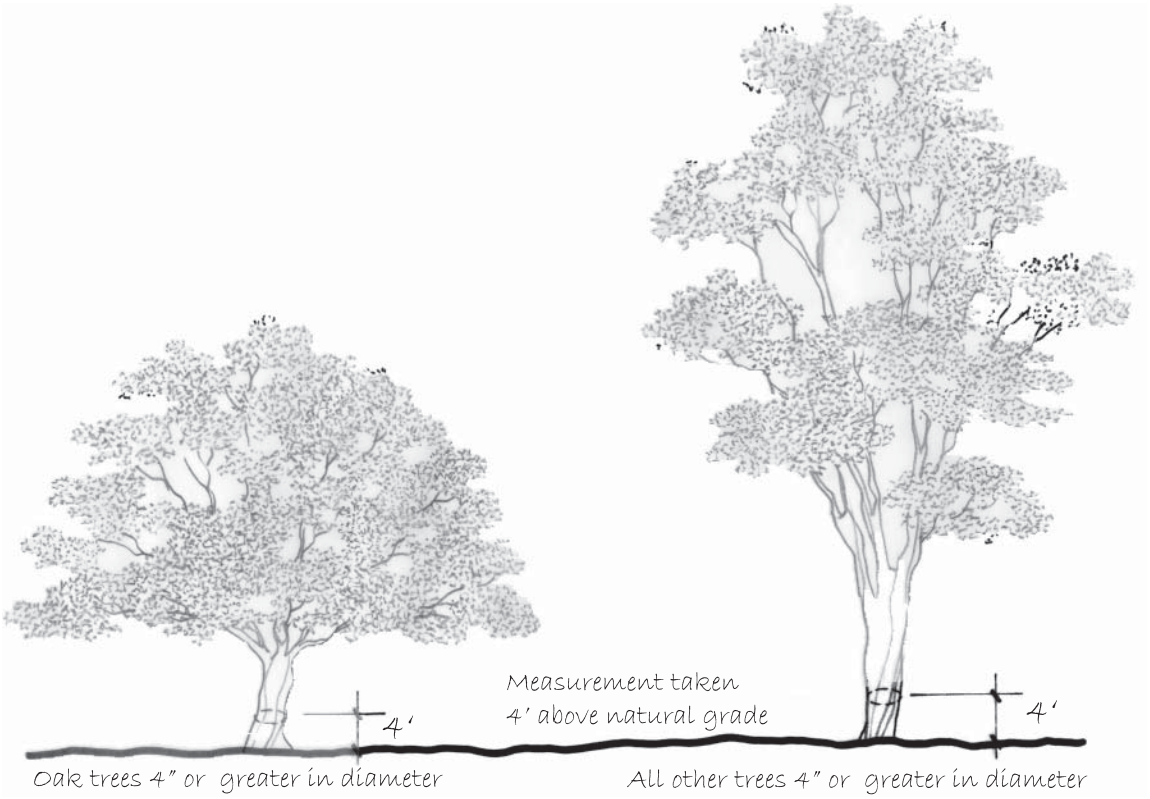
1. **Local Coastal Zone** (S-D-3)
   (See Zoning map for location)
   All developments within this area are subject to some level of review by the City Staff, Staff Hearing Officer or Planning Commission. Please check with Planning Staff to determine the applicable level of review.

2. **Solar Access Requirement**
   - **a.** All new construction in the one, two, and multiple family zones is subject to this ordinance.
   - **b.** More detail on measuring solar height can be found on Page S-77.

TREE REMOVAL REQUIREMENTS

Street Trees in the Public Right-of-Way Chapter 15.20 of the Municipal Code regulates the placement and removal of trees in the City owned parkway. The Park Commission has developed a Master Street Tree Plan that designates which trees are allowed in the parkways for the various parts of the City. Although the parkway is usually a planted strip between the street and the sidewalk, there are many places in the City where the parkway strip is between the sidewalk and private property.

The property owner is responsible for the maintenance of any street trees in front of his or her property. Such trees cannot be removed, pruned or trimmed without the approval of the Park Commission. The owner may plant ground cover (grass, low shrubs) in the parkway as long as it does not exceed 8" in height. Placement of any nongrowing ground cover such as bark, gravel or concrete and any plants that exceed 8" in height in the parkway must be approved by the Parks Director. As long as any permanent construction is flat, such as placement of concrete in the parkway, no encroachment permits are required by the Public Works Department.



Trees in the Required Front Yards of Private Property

Chapter 15.24 of the Municipal Code regulates the placement and removal of trees in the front yard. Trees that are in the required front yard setbacks of property (see Residential Zoning Requirements, Page 70) cannot be removed by the property owner or anyone else without the approval of the Park Commission. No approval is required for the removal of trees that are less than 4" in diameter measured at a point 12" above the ground. Applications to remove trees are reviewed by the Park Commission. In making its decision, the Park Commission takes the following considerations into account:

1. Whether the tree is designated as a historic or specimen tree;
2. The size of the building site in relation to the size of the proposed or existing improvement;
3. The number and size of other trees that would remain upon the building site after the requested removal;
4. The number and location of adjacent trees on City property and the possibility of maintaining desirable tree density in the area through additional planting on City property;
5. Any beneficial effects upon adjacent trees to be expected from the proposed removal;
6. Whether the tree sought to be removed was planted by or with the permission of the applicant or the applicant's cotenant at the time the tree was planted.

In granting a request for a tree removal, the Park Commission may impose conditions and must make one of the following findings:

1. That the principles of good forest management will best be served by the proposed removal;
2. That a reasonable and practical development on the property on which the tree is located requires the removal of the tree or trees whose removal is sought;
3. That the character of the immediate neighborhood in respect to forestation will not be materially affected by the proposed removal;
4. That topography of the building site renders removal desirable;
5. That regard for the safety of persons or property dictates the removal.

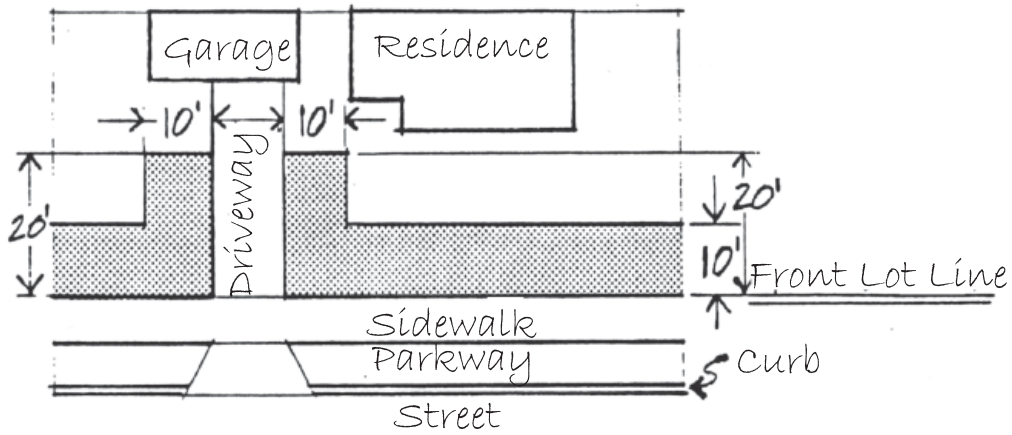
Removal of Other Trees

In order for the ABR to approve projects that involve the removal of skyline trees, specimen trees, or large oak trees (trees that have a minimum trunk diameter of 4" at a height of 4 feet above the ground), the trees must be replaced. Saving trees is strongly encouraged, especially specimen trees, skyline trees, and oak trees. Oak trees are considered an important resource and should be preserved, if possible. When any oak tree is removed, ABR requires replacement on a three to one or as much as a ten to one basis.

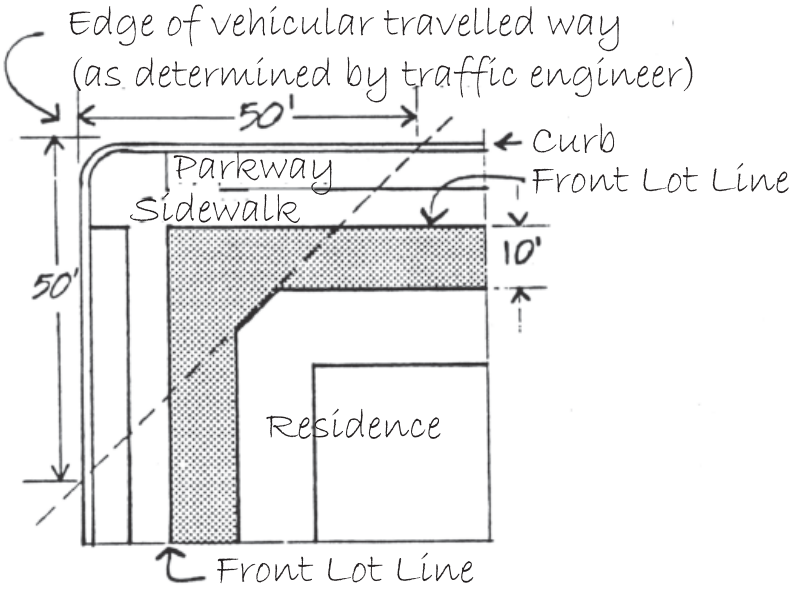
FENCES. WALLS AND HEDGES

1. **Required Yard.** Except as hereinafter provided, in the A, E, R, C-O and C-X Zones, no fence, screen wall or hedge located in the required yards shall exceed a height of eight feet (8').
2. **Front Lot Line, Side of Driveway.** In the A, E, R, C-O and C-X Zones, no fence, screen wall or hedge exceeding a height of three and one-half feet (3-½') shall be located:
   a. Within ten feet (10') of a front lot line.
   b. Within ten feet (10') of either side of a driveway for a distance of twenty feet (20') back from the front lot line. The height limitation concerning driveways also applies where a driveway on an adjacent property is located within ten feet (10') of the junction of any front side lot line.
   3. **Corner.** In the A, E, R, C-O, and C-X Zones, no fence, screen wall or hedge located within fifty feet (50') of a street corner measured from the edge of the vehicular traveled way as determined by the Traffic Engineer and within the required front yard shall exceed a height of three and one-half (3-½'); provided that where any fence, screen, wall or hedge within fifty feet (50') of any corner impairs the vision of drivers of vehicles approaching on the intersecting street, the Chief of Building and Zoning may further limit the height of construction by the terms of the permit issued to the applicant so as to prevent such impairment of vision.
4. **Separation.** Unless there is horizontal separation of at least five feet (5') between fences, screens, walls or hedges, the height shall be measured from the lowest point of such fence, screen, wall or hedge to the highest point of either fence, screen, wall or hedge. This includes all fences, screens, walls or hedges within five feet (5') of the property lines.
5. **Barbed Wire, Sharp Wire or Points.** In any zone, no barbed wire shall be used or maintained in or about the construction of a fence, screen, wall or hedge along the front or interior lines of any lot, or within three feet (3') of said lines, and no sharp wire or points shall project at the top of any fence or wall less than six feet (6') in height.
6. **Schools.** Any open mesh type fence to enclose an elementary or high school site may be located and maintained in any required yard.
7. **Nonconforming.** Any fence, screen, wall or hedge which is nonconforming to the provisions of this section and which is legally existing on the effective date of the ordinance adopting the provisions of this section may be continued and maintained, provided there is no physical change other than necessary maintenance and repair in such fence, screen, wall or hedge except as permitted in other sections of this title. (Ord. 4162, 1982; Ord. 3710, 1974; Ord. 3513, 1972.)

28.87.170.2 Front Lot Lines & Side of Driveway



28.87.170.3 Corner Lots



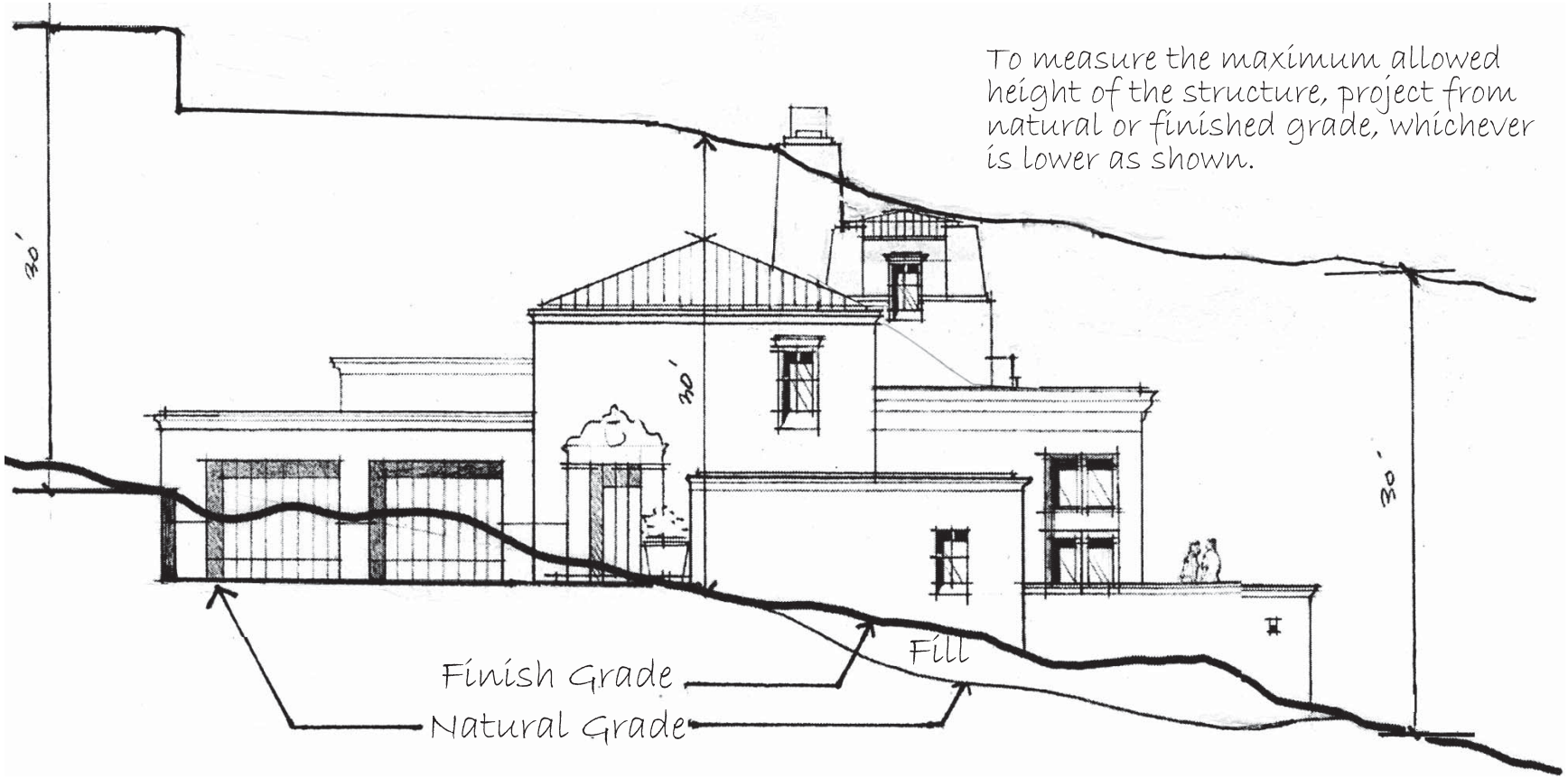
MEASURING HEIGHT LIMITS

Building Height Limitations

NOTE: The Zoning Ordinance specifies that building height is limited by BOTH the maximum allowable height (30' in one family and R-2 zones) AND the solar access height limitations, which limit the height of buildings near "northerly" property lines in all residential zones. According to the City Charter, relief from height regulations cannot be granted.

28.04.120 Building Height.

The maximum vertical height of a building or structure at all points measured from natural or finished grade, whichever is lower. Architectural elements that do not add floor area to a building, such as chimneys, vents, antennae and towers, are not considered a part of the height of a building, but all portions of the roof are included in the building height.



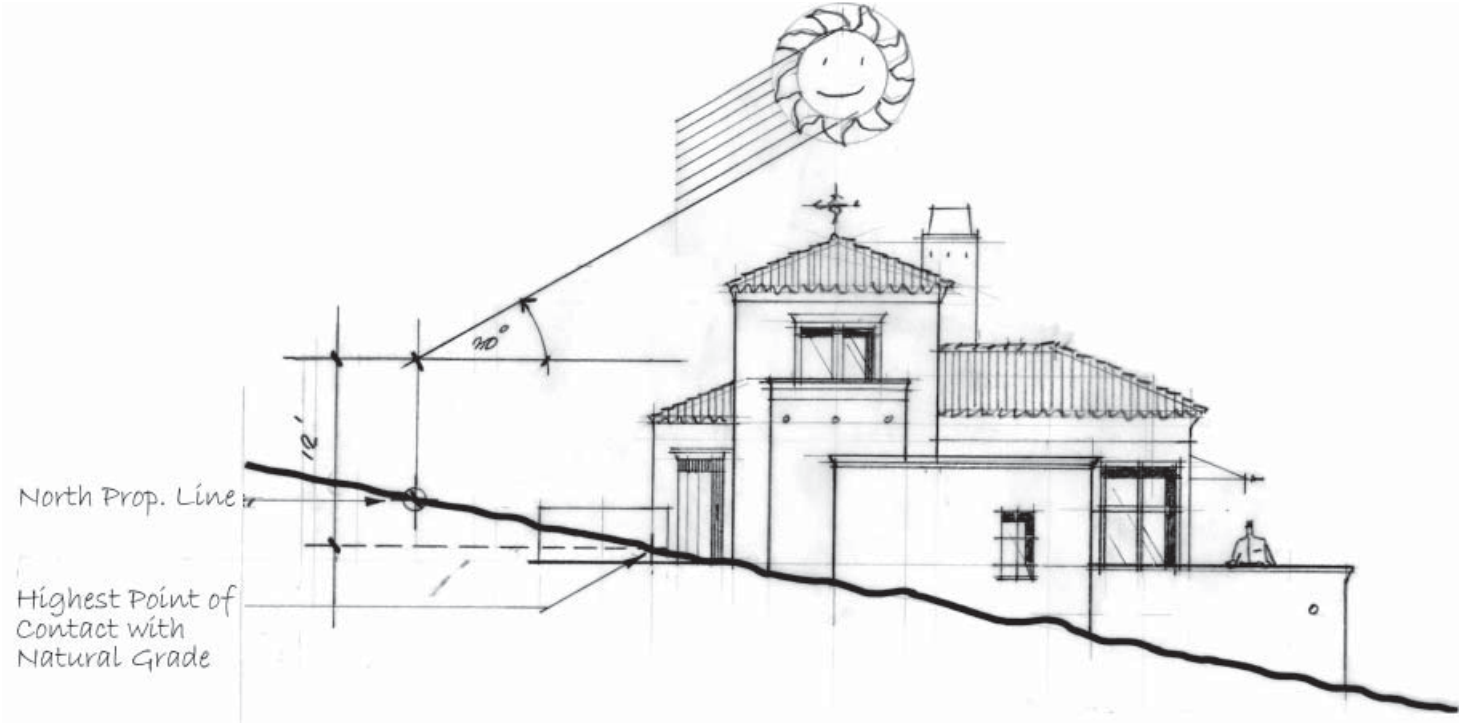
SOLAR ACCESS HEIGHT LIMITATIONS

(Chapter 28.11 of the Zoning Ordinance)

NOTE: The Zoning Ordinance specifies that building height is limited by BOTH the maximum allowable height (30' in one family and R-2 zones) AND the solar access height limitations, which limit the height of buildings near "northerly" property lines in all residential zones.

To measure the solar access height:

1. Determine the "northerly" property line(s), which is greater than or equal to forty degrees from either true north or true south.
2. Determine the highest point of contact (base elevation) that the building or structure contacts natural grade.
3. After determining the base elevation, draw a vertical line 12' above the base grade for one family and R-2 zones.
4. Once the vertical line has been drawn, a line is drawn at thirty degrees from a point directly over the "northerly" property line(s) toward the building or structure. This line may not penetrate any part of the building or structure unless otherwise allowed by this ordinance. Flagpoles, antennae, ornamental spires, chimneys, or other building elements that are less than 4' along any horizontal dimension may exceed this height limit.



CALCULATING SLOPES

(From Municipal Code Section 28.15.080)

"Average slope" of a parcel of land or any portion thereof shall be computed by applying the formula (S=.00229 IL divided by A) to the natural slope of the land, before grading is commenced as determined from a topographic map conforming to National Mapping Standards and having a scale of not less than 1 inch equals 200 feet and a contour interval of not less than five feet (5'). The letters in this formula shall have the following significance:

S = The average slope of the land in percent.

I = The contour interval in feet.

L = The combined length of all contours in feet, excluding the length of contours in drainage channels and in natural water courses below the 25 year flood level.

A = The net area of parcel or portion thereof, in acres, after deducting all areas in drainage channels below the 25 year flood level, for which the slope is to be determined. (Ord. 4726, 1991; Ord. 3753, 1975; Ord. 3710, 1974; Ord. 2585, 1957.)

If proof of slope is required in order to show that the slope is less than 20%, the slope must be calculated by a licensed engineer, surveyor or architect unless it is very clear to Planning Staff that the slope of the property and building site is less than 20%.

RECYCLING AND TRASH SPACE ALLOCATION: PROVIDE CONVENIENT RECYCLING, GREENWASTE, AND TRASH DISPOSAL.

Indoor Collection. Collection containers for trash and recycling should be located side by side. It is important to allocate adequate indoor space for recycling to be located next to trash in kitchens; roll-out drawers inside cabinet systems work well for this. When chutes are used, locate trash and recycling chutes side by side. Some homeowners with gardens may also wish to allocate space for separate vegetable & fruit waste collection.

Kitchen recycling and trash indoor collection example.

Outdoor Collection. Include outdoor areas for trash, recycling, and greenwaste carts or cans on your site plans. Cans will be serviced from their location in the back yard, but carts must be brought to the street by residents and returned to the back yard within 24 hours after pickup. Carts are recommended over cans because they are more space-efficient than cans. Generally, single family residences should not need more than 95 gallons each of trash, recycling, and greenwaste, but large properties can be an exception. Small residences (one or two occupants) may need only 32 gallons of each.

Container Locations. Waste containers may not be stored within view of the street. Trash containers must be located to the rear of the house outside of required interior yard setback and open space areas (See MC 7.16.060 and 28.87.190). If the containers are located to the rear of the house, but in a side yard area visible to the street, screening the containers from view with fences, hedges or other enclosures is desirable but not required (See MC 7.16.060). Many homeowners prefer to locate trash containers near the kitchen for convenient disposal. For backyard service of cans, the path to the containers should be wide enough for the haulers and free of impediments. Stairs are discouraged, but not prohibited. If cans are located more than 100' from the street, there is a significant slope, or steep stairs, extra charges may apply to collection. Distance and slope charges do not apply to carts since the residents take them to the curb. Waste containers may be stored closer to the street on properties with long driveways as long as they are on private property, screened from public view by hedges or tasteful enclosures, outside required setbacks, and are easily accessible by the waste haulers.

Container Sizes. Cans are only 32 gallons, but carts come in 32, 64, and 95 gallon sizes.

92, 64 and 32 gallon carts 32 gallon can

32 gallon cart = 1 can
64 gallon cart = 2 cans
95 gallon cart = 3 cans

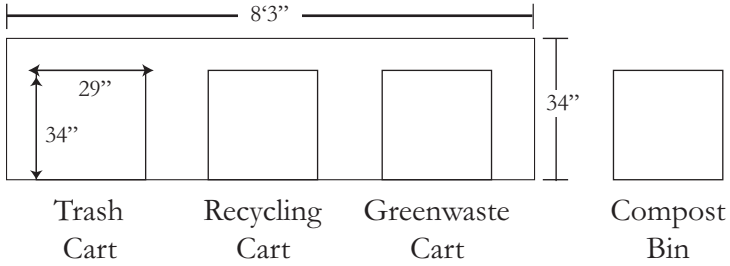
	Width	Depth	Height	Recommended Side & Rear Margins
32 gallon can w/ handles	25"	25"	27"	3"
32 gallon cart	21"	23"	40"	3"
64 gallon cart	27"	29"	41"	3"
95 gallon cart	29"	34"	46"	3"

Waste Storage Area Examples

In the following two example, carts must be accessible along the length noted.

Minimum for three 32-gallon carts:
1'11" wide x 6'3" long = approx. 10 sq. ft.

Minimum for three 95-gallons carts:
3'1" wide x 7'11" long = approx. 20.5 sq. ft.



Compost or worm bins are a suggested green building technique. (see Green Building Program brochure.)

Bicycle Parking Tips

Homeowners may wish to consider convenient bicycle parking and access in home plans. Economical bicycle transportation in Santa Barbara neighborhoods can provide exercise, ease traffic congestion and keep Santa Barbara's air fresh. Surveys show that people are more likely to ride bicycles when secure and easily accessible bicycle storage facilities are available. Many homeowners locate bicycle storage in garages and may wish to provide secure bicycle parking options for guests. Following are bicycle parking tips.

In general

- Bicycle storage areas should be convenient to the driveway and a home entrance. Each bicycle typically needs 6' by 2.5' of parking space. A back-out or maneuvering aisle of at least 5' between the bicycle parking area and the nearest structure or stored item is recommended. If a rack is installed, 12" of additional clear space on either side of the rack to allow cyclists to reach and operate locking mechanisms is also recommended.

Weather protection

- Whenever possible, locate bicycle parking to be protected from rain and wind.
- Options include large existing overhangs or wide covered walkways, a garage, a storage room in the house, a shed or even a bicycle shelter or locker.
- Construction of a separate bicycle shelter with a rack may be helpful where garage size, car size or storage in the garage does not allow easy bicycle access.

Avoid motorist conflict

- Bicycle and motorist parking separation by a barrier can protect cars from getting scratched as well as prevent damage to bicycles and any bicycle racks.
- Allow ample maneuvering room for bicycles between cars and garage walls so that cars do not need to be moved for bicycles to be accessed.

Avoid pedestrian conflict

- Avoid stairways between a bicycle parking area and the street.
- Any bike rack (with bicycles locked to it) should be clear of pathways.

Short-term bike parking

Short-term bike parking, if provided (for example, for guests) should be obvious and near the main entrance of the building. From the street, the bike parking area should be in plain view and well-lit as high visibility discourages theft.

Visualizing Grading

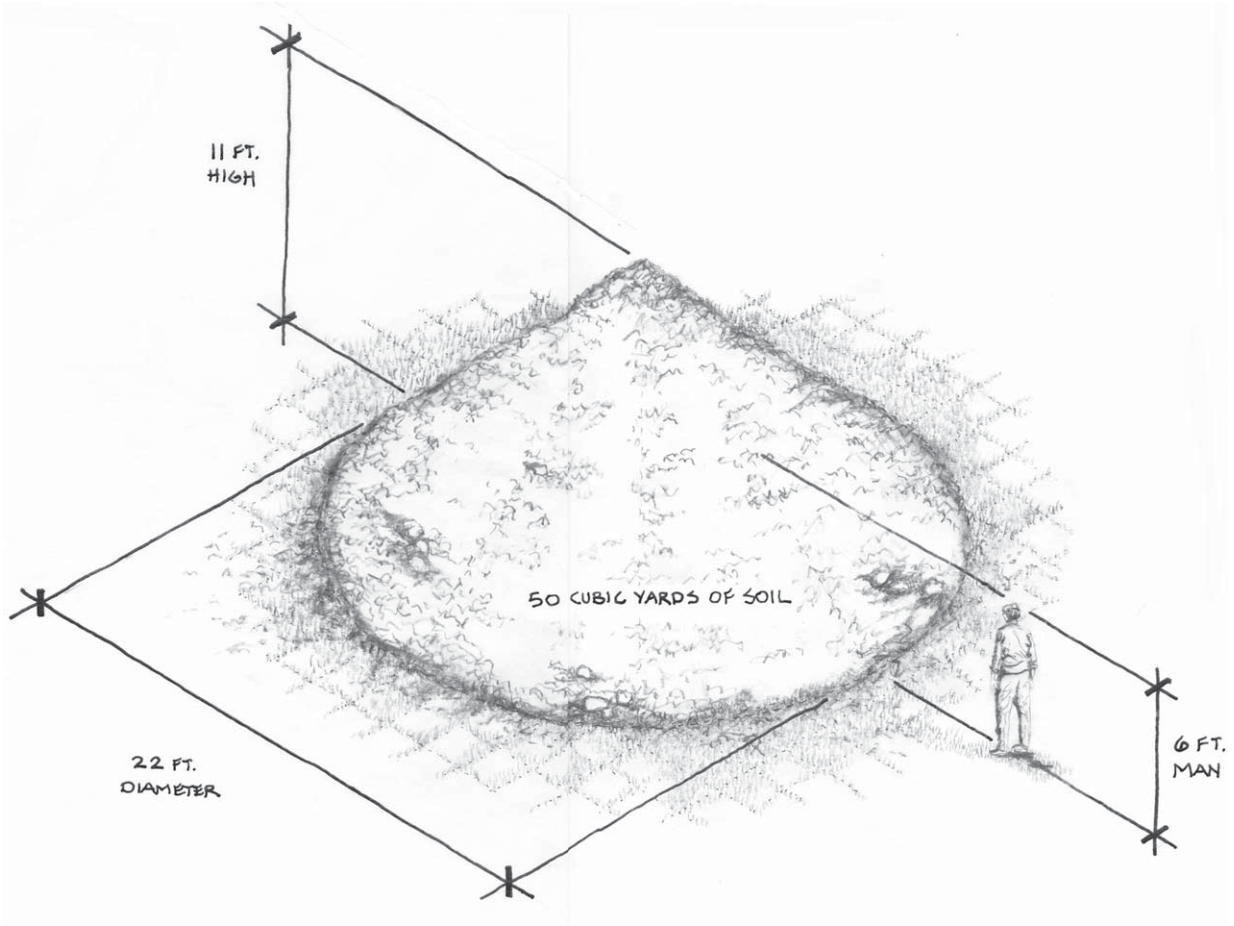
Grading quantities can be visualized by multiplying familiar volumes. Here are some illustrations for reference when visualizing grading quantities.

2 Cubic Yard Dumpster

5 Cubic Yard Dump Truck

10 Cubic Yard Dump Truck

An illustration of 50 Cubic Yards compared to a 6 foot tall person.



GLOSSARY OF TERMS

Architectural Board of Review (ABR): A nine member committee, authorized by the City Charter, and appointed by City Council to review and approve, conditionally approve or deny projects according to ordinance and based on guidelines related to design.

Architecture, Santa Barbara Style: Santa Barbara's distinctive architecture is a regional style with a Mediterranean influence. It reflects the City's historic past and complements its setting in the natural environment. The use of simple building materials, generous landscaping, human scale and soft colors create a comfortable and harmonious ambience.

Articulation: Horizontal and vertical variation in the surface plane of a structure. For example, a cube has no articulation. By adding and subtracting vertical and horizontal elements to or from the cube, a more interesting shape may be achieved. Successful articulation achieves expression of both the function and aesthetics of a structure's architectural elements.

Accessory Building or Structure: A subordinate building, the use of which is incidental to that of the main building on the same lot. Examples include garages, storage sheds, etc. See Zoning Ordinance for additional information.

Attic: The area located above the ceiling of the top story and below the roof and not usable as habitable or commercial space.

Balcony: A projecting platform on a building, sometimes supported from below, sometimes cantilevered; enclosed with a railing or low wall.

Basement: That portion of a building between floor and ceiling, which is partly below and partly above grade, but so located that the vertical distance from grade to the floor below is less than the vertical distance from grade to ceiling. A basement shall be counted as a story. For projects proposing modest or no amount of fill adjacent to basement walls, portions of the floor area of the basement will not be counted in floor to lot area ratio calculations. For example, if the vertical distance of one side of the building from grade to ceiling does not exceed four feet (4'), then 25% of the basement story floor area will not be counted toward the Floor to Lot Area Ratio.

Brinkerhoff Avenue Landmark District: A district intended to preserve and enhance the existing historic architectural character. All new buildings and exterior changes to existing buildings in this district must be designed to be compatible with Victorian and turn of the century era styles, as defined in the Historic Structures Ordinance.

Building: Any structure having a roof supported by columns or walls for the shelter, housing or enclosure of persons, animals or property of any kind.

Building Footprint: The outline of a building on the ground.

Building Height: The maximum vertical height of a building or structure at all points measured from natural grade. Architectural elements that do not add floor area to a building, such as chimneys, vents, antennae, and towers, are not considered a part of the height of a building, but all portions of the roof are included.

Bulk: The qualitative readily visible composition and perceived shape of the structure's volume, i.e. the design of its architectural composition, shape and scale, including setbacks and stepbacks.

Buttress: A structural element set at an angle to or bonded into a wall which it strengthens or supports the wall.

Cantilever: A beam, girder, truss, or other structural member that projects beyond its supporting wall or beam.

Cellar: That portion of a building between floor and ceiling which is wholly or partly below grade (as defined in this chapter) and so located that the vertical distance from grade to the floor below is equal to or greater than the vertical distance from grade to ceiling. A cellar shall not be counted as a story if the vertical distance from grade to ceiling is four feet (4') or less on all sides.

City Charter: A document approved by the voters of the City that outlines basic City principles and methods of operation. It can only be amended by a vote of the people.

Coastal Zone: The area of the City under the purview of the Local Coastal Plan. Because of its proximity to the Coast, special restrictions are imposed in this area.

Consent Calendar: A portion of the ABR agenda where minor projects are first reviewed by a single architect and then approved as a group by the ABR. No further discussion is held at the ABR meeting. A single meeting is all that is generally required and the applicant is not required to be present at the ABR meeting. If the item cannot be approved on the Consent Calendar, the item will be referred for review by the full ABR.

Conservation Element: A part of the General Plan that focuses on preservation of natural resources including vegetation, water, open space, views, and historic and other resources.

Court: A defined uncovered space, bounded by walls over three and a half feet in height for more than 75% of the perimeter of the space.

Covered: Sheltered by a structure above such that less than 50% of the horizontal surface of the structure is open to permit the transmission of light and air.

Cut: Material (soil, rock, etc.) that is excavated and either removed from the site or relocated elsewhere on the site. Cut is measured in cubic yards.

Drip Irrigation: An irrigation system designed to eliminate water runoff by watering plants directly at their roots, reducing the amount of water lost through evaporation and overspray.

Elevations: Drawings to scale that show the appearance of the exterior of a building from all sides.

El Pueblo Viejo Landmarks District: A district intended to preserve and enhance Santa Barbara's historic architectural character. All new buildings and exterior changes to existing buildings in this district must be designed to be compatible with one of several Hispanic architectural styles, as defined in the Historic Structures Ordinance (SBMC Chapter 22.22).

Enclosed: A space fully surrounded by solid exterior walls, pierced only by windows and customary entrance and exit doors.

Fill: Material (soil, rock, etc.) used to raise an existing grade. Such material may come from elsewhere on the site or be imported from an off site location. Fill is measured in cubic yards.

Flood Zone, 100 Year: The area projected to be flooded during a storm whose intensity is expected to occur once every one hundred years. This is mapped by the Federal Emergency Management Agency in urban areas. These maps are available at the Building Counter at the Community Development Department.

Floor Area, Gross: The area of a structure measured from the outside line of a building, including the area occupied by the surrounding walls, exclusive of vent shafts and courts. This measurement is used most often to determine compliance with Building and Safety regulations.

Floor Area, Net: The area within the surrounding exterior walls of a building or portion thereof, measured from the inside face or exterior walls, exclusive of the area occupied by the surrounding walls, vent shafts and courts. This measurement is used to determine compliance with most Zoning regulations and Floor to Lot Area Ratios.

Floor to Lot Ratio ("FAR"): The ratio of net floor area divided by net lot area. Does not include basements with less than a 5' grade to ceiling height.

Foundation, Exposed: That portion of the underlying base or support for a building which is exposed above grade.

General Plan: A document, required by the State, that outlines development goals and policies for Land Use, Circulation (transportation), Housing, Open Space, Safety, Noise and Conservation.

Grade, Finished: The revised topography that results from proposed construction, cut or fill.

Grade, Natural: The existing grade prior to construction, cut or fill on the property, not including any illegal grading.

Guidelines: A statement of how to implement policies or gaols. Guidelines are designed to provide direction to hearing bodies and the public as a whole; they are not intended to be binding in nature. Although failure to meet guidelines can form a basis for denial of a project, non-compliance with guidelines is not grounds to invalidate any action of a hearing body.

High Fire Hazard Area: Areas defined by the City Fire Department as being particularly susceptible to wild fire and subject to special construction, clearing and landscaping requirements. This map is available at the Building Counter at the Community Development Department.

Hillside Design District: An area defined by the City that is generally greater than 20% in slope and is subject to review by the ABR. See Map, page 25.

Hillside Housing: Housing that is within the Hillside Design District.

Historic Landmarks Commission: A nine member committee, authorized by the City Charter, and appointed by City Council to review and approve, conditionally approve or deny projects according to ordinance and based on guidelines such as the El Pueblo Viejo Design Guidelines.

Human Scale: A scale that is comfortable and relates proportionately to human size. In the USA, the average man is approximately 5'9" and the average woman is approximately 5'3". The people shown in this document help the reader to relate the homes shown to a human scale**.**

Infill Housing: Housing that is in existing neighborhoods other than in the Hillside Design District.

Immediate Neighborhood: Smaller than the neighborhoods defined in the Land Use Element of the General Plan and defined by qualitative aspects such as:

- Similar zoning
- Properties built as part of the same original subdivision
- Common access routes
- Walkable radius (10 to 15 minutes, usually .25 miles)
- Similar architectural styles
- Similar tree and landscaping patterns
- Main streets, bridges or railroad corridors as a boundary

Also, it should be noted that highly visible properties, such as those in hillside areas, can have a sphere of influence beyond their immediate neighborhood.

Lighting, Directional: Lighting that is designed to be focused on a particular area or object rather than to illuminate an entire area.

Lot: A parcel of land shown with a separate and distinct number on a plot or map recorded or filed with the Recorder of the County or a parcel of land held under separate ownership.

Lot Area, Net: The total area of a parcel, excluding recorded public right-of-way easements.

Lot Line, Front: The property line or lines dividing a lot from a street. On a corner lot and/or a through lot, all street lines shall be considered to be front lot lines.

Lot Line, Interior: Any lot line other than front lot lines.

Massing: The arrangement of the structure's bulk, including relative openness and solidity.

Mission Area Design District: An area defined by the City that is within 1000 feet of Part II of El Pueblo Viejo Landmark District (around the Santa Barbara Mission) and is subject to special design review so as to maintain compatibility with the existing neighborhood and the Mission.

Modification: A limited waiver from specific requirements of the zoning ordinance. Modification requests are subject to public hearing and may only be granted under special circumstances supporting required findings.

Neighborhood: See delineations of 32 official neighborhoods in the Land Use Element of the City's General Plan according to shared factors of influence, identification, and composition sufficient to form subunits that lend themselves to analysis and discussion as individual entities.

Neighborhood Compatibility: In neighborhoods that possess examples of distinctive architecture, new structures and additions should present a harmonious character so as not to clash or exhibit discord with the particular surrounding neighborhood. Structures and additions should be consistent with the elements that distinguish their particular neighborhood. These elements include, but are not limited to, a sense of mass, scale, roof lines, colors, textures, materials, and maintenance of the existing setbacks and patterns of

development in the particular neighborhood. In neighborhoods that do not possess examples of distinctive architecture, the ABR encourages new structures and additions that lead the neighborhood toward styles harmonious with Santa Barbara's distinctive architecture.

Neighborhood Study Area: The twenty (20) closest parcels to a proposed project. Additional parcels may be considered in making a compatibility determination depending on the predominant streetscape, patterns of development or parcel sizes.

Natural Colors: Colors that generally blend into the natural surroundings or are earthtone colors appropriate to the area.

Open Yard Area: An open yard area is a yard or portion thereof that does not contain any of the following: (a) cut or fill with a slope of greater than 20%; (b) portion of a front yard; (c) paving or other surfacing designed for use by motor vehicles or trailers. Any portion of a yard that is less than 20 feet in length, width, or other horizontal dimension measured perpendicular to the boundary of the yard shall not be included in the open yard area. A patio cover, summer house, arbor, canopy or other similar structure unenclosed in any manner, except where attached to a wall or walls of the main building, may intrude into a required open yard area, provided such structure occupies no more than 20% of the area of such required open yard.

Pilaster: A pier or pillar incorporated into a wall, often with capital and base; or a vertical decorative feature that imitates engaged piers but is not a supporting structure.

Plate Height: Distance from slab or floor sheathing to top of wall.

Planning Commission: A seven member commission authorized by the City Charter and appointed by City Council to review and approve, conditionally approve or deny projects based on Zoning and Subdivision Ordinance Requirements. The Planning Commission also advises the City Council on changes to the Zoning Ordinance, issues related to the General Plan and other development policies of the City.

Plants, Drought Tolerant: Plants that require no more than 12 inches of water per square foot of planted area per year.

Plants, Fire Retardant: Plants that help to slow down fire because of their water content or other attributes that do not allow the plant to catch fire easily.

Policies: Specific statements that implement goals and guide decision-making. Policies indicate a clear commitment by the local legislative body. Policies are based on Comprehensive Plan goals.

Reflective Materials: Exterior building materials that have a shiny, glossy metallic or mirrorlike finish.

Retaining Wall: A wall higher than forty-two inches (42") designed to retain earth.

Ridgeline Development: Development on a hilltop which, when viewed from most areas of Santa Barbara, has a backdrop of the Santa Ynez Mountain Range behind the development. For example, homes on the Riviera.

Ridgeline, Topographic: The top of any visually prominent hill.

Roof Pitch: The slope of a roof, usually expressed as a ratio of vertical rise to the horizontal run: e.g. 4 (feet of rise) in 12 (feet of run), 4:12.

Scale: Building elements and details as they proportionally relate to each other and to humans.

Setback: That area included between the lot line and a line parallel to the lot line, the width of such area being the minimum width of yard (or setback) required by the Zoning Ordinance.

Skyline Development: Development on a hilltop which, when viewed from most areas of Santa Barbara, has a backdrop of sky behind the development. For example, some homes in the Alta Mesa neighborhood would ("TV Hill") would be considered skyline development.

Skyline Development Example

Site Plan: A plan of a parcel or construction site showing the position and dimensions of the building to be erected and the dimensions and contours of the lot. It also includes other information outlined in handouts available at the Planning and Zoning Counter at the Community Development Department.

Stepback: A "jog" in a building's façade away from the property line as a structure increases in height. For example, a structure with a first floor setback of 20 feet and a second floor setback of 30 feet would have a 10 foot "stepback".

Streetscape: The visual appearance of the neighborhood as seen from the street.

Structure: Anything constructed or erected and the use of which requires more or less permanent location or attachment to something having a permanent location on the ground.

Topography: The configuration and shape of the land.

Translucent Window: A window that diffuses light in or out so that no images can be seen.

Tree, Deciduous: A tree that drops its leaves during the fall and grows new ones during the spring.

Tree, Evergreen: A tree that retains its leaves year round.

Tree, Historic: A tree that is designated by the City Council as having historic importance to the City.

Tree, Landmark: A tree that is designated by the City Council, upon recommendation by the Historic Landmarks Commission, as having historic importance to the City, Region or State.

Tree, Skyline: A tree that is 50 feet in height or greater and has a width that is less than its height.

Tree, Specimen: An unusually large and healthy example of a native tree or of a tree not native to this area. Particularly important Specimen Trees may be so designated by the City Council.

Underfloor: Area underneath the first floor of a building.

Variance: A limited waiver from the requirements of the zoning ordinance. Variance requests are subject to public hearing and may only be granted under special circumstances partially related to unusual circumstances of the lot involved.

Volume: A structure's quantitative measurement of height, width and depth.

Yard: A yard is an open space, on a lot or parcel of land, unoccupied and unobstructed from the ground upward, except as otherwise provided by the Zoning Ordinance.

Yard, Front: A yard extending across the full width of the lot between the front lot line and the nearest wall of any building on the lot. See Zoning Ordinance for more detail.

Yard, Interior: A yard between any building and an interior lot line, excluding any portion of the front yard as defined above, the width of which interior yard shall be measured horizontally from and perpendicular to the lot line.

Yard, Rear: The yard opposite the front yard. Where there are two front yards, one interior yard may be chosen as the rear yard; the other interior yard shall be a side yard.

Yard, Remaining Back: That area in the rear yard excluding the required interior yard setback and excluding the required open yard area.

Yard, Side: The yard(s) that are more or less perpendicular to the front yard unless it is a front yard.

Zoning: Municipal codes regulating the use and development of property. The zoning ordinance divides the city into land use districts or "zones", illustrated on zoning maps, and specifies the allowable uses within each zone. It establishes development standards such as minimum lot size, maximum structure height, building setbacks, and yard size.

Suggested Additional Reading & List of Other City Design Guidelines

Santa Barbara Municipal Code: Chapters 22, 26, 27, 28 and 29 (Zoning Ordinances), City of Santa Barbara Clerk's Office. http://www.santabarbaraca.gov/Government/Ordinances/Municode/

The Not So Big House, A Blueprint for the Way We Really Live, 2001, and Creating the Not So Big House, 2002 by Sarah Susanka.

A Field Guide to American Houses, by McAlester, Virginia and Lee, published by Alfred A. Knopf Inc., New York, 1997.

Built Green Santa Barbara Remodeler Handbook by BuiltGreen Santa Barbara: http://www.builtgreensb.org/builders/checklist.html

Green Building Guidelines for Santa Barbara County, by The Sustainability Project, 2001: http://www.sustainabilityproject.org/pdfs/1Intro.pdf.

Standards for Parking Design. City of Santa Barbara Public Works, 1981.

Other City of Santa Barbara Guidelines

Airport Design Guidelines

Architectural Board of Review Guidelines

Chapala Street Design Guidelines

El Pueblo Viejo Design Guidelines

Haley-Milpas Design Manual

High Fire Hazard Landscape Standards

Outdoor Lighting Design Guidelines

Outdoor Vending Machine Design Guidelines

Sign Review Guidelines

State Street Landscaping Guidelines

Upper State Street Area Design Guidelines

Urban Design Guidelines

Waterfront Area Design Guidelines

Wireless Communication Facilities/Antenna Design Guidelines

Coming in the Future….

Special Design/Historic District Guidelines

Solar Equipment Design Guidelines

Multi-Family Design Guidelines